

BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
MAY 5, 2018

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET IN THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, MAY 5, 2018 AT 8:00 A.M.

PRESIDENT KORY HOLMES CALLED THE MEETING TO ORDER, THERE BEING A QUORUM PRESENT.

MINUTES OF THE REGULAR BOARD MEETING HELD APRIL 7, 2018, WHICH WERE POSTED AND CIRCULATED, WERE UNANIMOUSLY APPROVED UPON MOTION BY KORY HOLMES AND SECONDED BY EDDIE RAMIREZ. THE MINUTES WILL BECOME A PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT AS OF APRIL 30, 2018, WAS GIVEN BY SUSAN WARNE. UPON MOTION BY SUSAN WARNE AND SECONDED BY EDDIE RAMIREZ, THE BOARD APPROVED THE REPORT AS PAID. THE REPORT IS TO BECOME A PART OF THIS MEETING'S RECORDS.

COMMITTEE REPORTS:

ABATEMENT: NONE

ARCHITECTURAL:

CHRIS LOUKANIS HAS APPLIED TO INSTALL A ROOF COVERING ATTACHED TO AN EXISTING BUILDING ON HIS PROPERTY AT 401 DEEP CANYON CIR. A MOTION TO APPROVE BY SUSAN WARNE AND SECONDED BY CHRIS HENNING PASSED UNANIMOUSLY.

DAVID AND CAROL DEBOARD HAVE APPLIED TO BUILD A 60' x 40' METAL RV / CAR-PORT WITH A SLAB SURFACE ON THEIR PROPERTY AT 409 RIPPLE CREEK LN. A MOTION TO APPROVE WAS MADE BY EDDIE RAMIREZ, SECONDED BY CHRIS HENNING AND PASSED UNANIMOUSLY.

SHANE AND CARRIE FERGUSON HAVE APPLIED TO REMOVE A MOBIL HOME AND REPLACE IT WITH A MODULAR HOME WITH A NEW SEPTIC SYSTEM ON THEIR PROPERTY AT 401 LEANING OAK LN. A MOTION TO APPROVE WAS MADE BY SUSAN WARNE AND SECONDED BY EDDIE RAMIREZ AND PASSED BY UNANIMOUS VOTE.

CLAYTON AND TERRY GEISENDORFF HAVE APPLIED TO BUILD A 20' x 20' STEEL FRAME BUILDING WITH CONCRETE FLOOR ON THEIR PROPERTY AT 301 SHERWOOD FOREST LN. A MOTION TO APPROVE WAS MADE BY EDDIE RAMIREZ, SECONDED BY SUSAN WARNE AND UNANIMOUSLY APPROVED.

CLAYTON AND TERRY GEISENDORFF ALSO APPLIED TO BUILD A 20' x 40' STEEL FRAME BUILDING WITH CONCRETE FLOOR ON THEIR PROPERTY AT 301 SHERWOOD FOREST LN. A MOTION TO APPROVE WAS MADE BY KORY HOLMES, SECONDED BY EDDIE RAMIREZ AND UNANIMOUSLY APPROVED.

KEN AND KATHLEEN MARTIN HAVE APPLIED TO BUILD A 40' x 41' METAL GARAGE / BOAT BARN ON THEIR LOTS ON BROADGREEN LOCATED BEHIND THEIR PROPERTY AT 409 STRAIGHT ARROW LN. A MOTION TO APPROVE WAS MADE BY EDDIE RAMIREZ, SECONDED BY SUSAN WARNE AND APPROVED UNANIMOUSLY.

CESAR MORA HAS APPLIED TO BUILD A PIER AND BEAM HOUSE AND SEPTIC SYSTEM ON HIS PROPERTY AT 207 SLEEPY HOLLOW. A MOTION TO APPROVE WAS MADE BY KORY HOLMES, SECONDED BY CHRIS HENNING AND UNANIMOUSLY APPROVED.

ARON BRACKEEN HAS APPLIED TO INSTALL TWO 8' DIA. RAIN TANKS WITH ROOF AND SHED ON HIS PROPERTY AT 432 LEANING OAK LN. A MOTION BY SUSAN WARNE WAS MADE AND SECONDED BY CHRIS HENNING AND APPROVED UNANIMOUSLY.

GRIEVANCE: NONE; LAST MONTH'S ITEM ABOUT ALFORD OIL WAS A SUGGESTION, NOT A GRIEVANCE.

BUILDING RENTAL: ONE, ON MAY 19, 2018.

SWIMMING POOL: JERRY POTENZA REPORTED THAT THE POOL IS IN GREAT SHAPE.

OLD BUSINESS:

1. EDDIE RAMIREZ NOTED THAT DEED RESTRICTIONS APPLY TO COMMERCIAL PROPERTY IN THE SUBDIVISION AND REQUIRE SIGNED ARCHITECTURAL FORMS.

2. THE SWIMMING POOL OPENED ON MAY 3, 2018. VOLUNTEERS ARE NEEDED FOR POOL SUPERVISION. THIS IS A PAID POSITIONS. PLEASE CONTACT THE BOARD (979-535-8978).

3. CERTIFIED LETTERS WERE SENT ON MARCH 19, 2018 TO ALL HOMEOWNERS WHO ARE DELIQUENT IN PAYMENT OF THIS YEAR'S MAINTENANCE FEES. CONSEQUENTLY, THEIR CARD KEYS TO THE DUMP HAS BEEN DEACTIVATED. FOR ANYONE IN ARREARS, A PAYMENT PLAN CAN BE SET UP BY CONTACTING THE BOARD.

4. THE MEDIA EVENT FOR THE NEW EMERGENCY MED-EVAC HELIPAD WILL TAKE PLACE ON MAY 9 AT 10:00AM AT THE FIRE STATION. BOARD MEMBERS ARE REQUESTED TO ATTEND.

NEW BUSINESS:

THE BOARD WAS INFORMED THAT A PROPERTY OWNER IS ADVERTISING HIS PROPERTY ON AIR BNB.COM. THIS IS A VIOLATION OF DEED RESTRICTIONS. EDDIE RAMIREZ MADE A MOTION TO CONTACT OUR ATTORNEY WHICH WAS SECONDED BY SUSAN WARNE AND PASSED.

COMMENTS FROM THE BOARD:

1. KORY HOLMES OBSERVED TRASH DUMPSTERS OVERFLOWING LAST WEEKEND AND ASKED: DOES THE SUBDIVISION NEED TO PAY FOR AN ADDITIONAL DUMPSTER AS A REGULAR PART OF TRASH COLLECTION? IT WAS POINTED OUT THAT THE SUBDIVISION EMPLOYS CONTRACT LABOR TO COMPACT THE TRASH, TIDY-UP THE AREA BEFORE COLLECTION DAY, AND WHEN NECESSARY, OPEN THE RESERVE DUMPSTER. CHRIS HENNING MADE A MOTION TO MONITER THE DUMP AREA MONTHLY TO EVALUATE THE NEED FOR ADDITIONAL SERVICES. KORY HOLMES SECONDED THE MOTION WHICH PASSED UNANIMOUSLY. DON SHOCKEY WILL MAKE THE EVALUATION AND REPORT TO THE BOARD.

2. KORY HOLMES STATED THAT THE ARCHITECTURAL COMMITTEE NEEDS AN ADDITIONAL MEMBER AND ENCOURAGES ANYONE INTERESTED TO VOLUNTEER.

3. SUSAN WARNE NOTED THAT INSTALATION OF THE NEW BULLETIN BOARD WILL BE DELAYED UNTIL NEW SECURITY CAMERAS ARE INSTALLED ON THE ADJACENT PROPERTY.

COMMENTS FROM THE FLOOR:

1. BOB WARE STATED THAT THE MUD DISTRICT DOES NOT OBJECT TO HOMEOWNERS INSTALLING CONCRETE DRIVEWAYS OVER THEIR CULVERT ALL THE WAY TO THE STREET.

2. A HOMEOWNER REQUESTED COUNTY DUMP INFORMATION BE POSTED.

CHANGE IN OWNERSHIP: NEW OWNER SEC BLK LOTS PREV.
OWNER _____

SANDRA KAY WARNER	1	2	51, 52	BRIAN AND
ELIZABETH DOYLE				
CHRIS KRANM AND HONEY DOAN	5	6	46	MICHAEL AND
GLENDA CANTU RYAN AND SHARON RYCHETSKY			2	7 37, 38, 39
ROBERT DEES				
DONALD AND REBECCA ROLLINS	4	15	104	RANDAL AND DIANNE
HURST				

THE BOARD WENT INTO EXECUTIVE SESSION AT 8:46 AM AND RECONVENED AT 9:03 AM.

THERE BEING NO FURTHER BUSINESS, A MOTION BY KORY HOLMES , SECOND BY SUSAN WARNE TO ADJOURN THE MEETING WAS APPROVED AT 9:04 AM. THE NEXT MEETING WILL BE ON JUNE 2, 2018.

THESE MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS IN THE REGULAR MONTHLY BOARD MEETING OF THE _____ DAY OF _____, 2018.

SECRETARY

PRESIDENT