

BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
NOVEMBER 2, 2019

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET IN THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, NOVEMBER 2, 2019 AT 8:05 A.M.

VICE PRESIDENT CHRIS HENNING CALLED THE MEETING TO ORDER, THERE BEING A QUORUM PRESENT. PRESIDENT MELVIN LEHMANN WAS ABSENT.

MINUTES OF THE REGULAR BOARD MEETING HELD OCTOBER 5, 2019 WHICH WERE POSTED AND CIRCULATED, WERE APPROVED, UPON MOTION BY JOHN DUNKLEMAN AND SECONDED BY DAVE SMITH. THE MINUTES WILL BECOME A PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT AS OF OCTOBER 31, 2019, WAS GIVEN BY DENISE APOSTOLO. UPON MOTION BY DENISE APOSTOLO AND SECONDED BY DAVE SMITH, THE BOARD APPROVED THE REPORT AS PAID. THE REPORT IS TO BECOME A PART OF THIS MEETING'S RECORDS.

COMMITTEE REPORTS:

ABATEMENT: NONE

ARCHITECTURAL: TWO

1. JOHN DUNKLEMAN HAS APPLIED TO BUILD AN ALL METAL CARPORT (24' x 24') LOCATED ON HIS PROPERTY AT 315 WOODVINE LN. A MOTION TO APPROVE WAS MADE BY CHRIS HENNING, SECONDED BY DAVE SMITH AND PASSED BY MAJORITY VOTE WITH JOHN DUNKLEMAN ABSTAINING.

2. BILLY AND SANDRA KOCH HAVE APPLIED TO INSTALL A PORTABLE BUILDING (448 SQ FT) ON THEIR PROPERTY AT 302 HUGH OAK CIR. A MOTION TO APPROVE WAS MADE BY CHRIS HENNING, SECONDED BY JOHN DUNKLEMAN AND PASSED UNANIMOUSLY.

GRIEVANCE: ONE

A PROPERTY OWNER HAS SUBMITTED A GRIEVANCE STATING THAT THEY WOULD LIKE A STREET LIGHT REPAIRED ON THEIR STREET. THE BOARD HAS INFORMED PROPERTY OWNERS SOME MONTHS AGO THAT BLUEBONNET ELECTRIC HAS A WEB SITE FOR REPORTING STREET LIGHT OUTAGES. THE STREET LIGHT IN QUESTION HERE HAS BEEN REPAIRED BY BLUEBONNET AND IS WORKING NOW.

ANOTHER PROPERTY OWNER HAS WRITTEN BY E-MAIL STATING THAT THEY GET NO MEANINGFUL RESPONSE FROM THE BOARD WHEN THEY COMPLAIN ABOUT ABANDONED PROPERTY AND INADEQUATE LIGHTING ON THEIR STREET. THEY WOULD LIKE SOMEONE FROM THE BOARD TO TALK TO THEM. AT LAST MONTH'S MEETING PRESIDENT LEHMANN STATED THAT THE COUNTY HAS INCREASED IT'S EFFORTS TO IDENTIFY ABANDONED / DETERIORATING PROPERTY AND ISSUE CITATIONS IF OWNERS DO NOT ELIMINATE ENVIROMENTAL, SAFETY AND HEALTH HAZARDS. PLEASE CONTACT THE COUNTY ENVIROMENTAL OFFICER, LES LABERTEW, OR HIS OFFICE. THE BOARD PREFERS ALL OF OUR COMMUNICATIONS TO BE DONE IN AN OPEN FORUM SUCH AS DURING THIS MONTHLY MEETING.

BUILDING RENTAL: ONE, OCTOBER 26, 2019

SWIMMING POOL: JERRY POTENZA REPORTS THE POOL IS IN GOOD CONDITION AND THE AIR AND WATER LEAKS ARE NOT BAD ENOUGH TO INHIBIT GOOD WATER CIRCULATION. PRESIDENT LEHMANN HAS A CONTRACTOR PREPARING A QUOTE FOR MAINTENANCE WORK TO PREPARE THE POOL FOR NEXT SEASON.

OLD BUSINESS:

1. THE PROPERTY / FIRE INSURANCE WAS RENEWED FOR THE COMING YEAR ON OCTOBER 22, 2019. THE INSURANCE CARRIER IS ELBERT INS. AGENCY. THE PREMIUM FOR THIS YEAR (2019/2020) WAS \$2,047.51.

2. THE MAINTENANCE FEE STATEMENTS FOR 2020 WERE MAILED OUT THIS MONTH. A LETTER WAS INCLUDED EXPLAINING THE \$6.00 INCREASE IN MAINTENANCE FEES (\$62.00 TO \$68.00 PER LOT).

3. THE NEW BULLETIN BOARD AT THE ENTRANCE TO THE SUBDIVISION HAS BEEN INSTALLED. AS WITH THE OLD BULLETIN BOARD, THE RIGHT SIDE IS RESERVED FOR THE PUBLIC, WHO MAY POST ANYTHING THEY DEEM APROPRIATE. PLEASE PLACE WHAT YOU WOULD LIKE POSTED IN THE MAIL BOX NEXT TO THE BULLETIN BOARD AND IT WILL BE POSTED ASAP. PLEASE LIMIT NOTICES TO ONE-HALF SHEET.

NEW BUSINESS:

1. THE CARD READER AT THE DUMP GATE WAS NOT WORKING FOR A DAY DURING THE FIRST PART OF THE MONTH. AFTER A DAY’S OUTAGE IT STARTED WORKING AGAIN AND HAS BEEN WORKING SINCE. WE WILL CONTINUE TO MONITOR THE SITUATION.

2. A CONTRACTOR HAS BEEN REQUESTED TO PROVIDE A QUOTE FOR INSTALLING AN EMERGENCY EXIT BUTTON AT THE DUMP SO THAT NO PEDESTRIANS ARE STRANDED INSIDE.

3. THE QUOTE FOR UPGRADING THE ACCESS CONTROL TO THE GATES AT BOTH THE POOL AND THE TRASH DUMP WAS INTRODUCED LAST MONTH FOR CONSIDERATION. THESE IMPROVEMENTS ARE NEEDED IN ORDER TO CONTROL ACCESS TO THE DUMP AND ALLOW FOR THE DUMP TO BE LOCKED AT NIGHT. BOB WARE, PRESIDENT OF BURLESON CO. M.U.D. #1 THAT SUPPLIES WATER FOR THIS SUBDIVISION, STATED THAT THE M.U.D. WILL PROVIDE THE FUNDS FOR THIS UPGRADE. A MOTION TO APPROVE WAS MADE BY CHRIS HENNING, SECONDED BY JOHN DUNKLEMAN AND PASSED UNANIMOUSLY.

4. EVEN THOUGH THE COUNTY BURN BAN HAS BEEN LIFTED, **THE BURNSITE AT THE DUMP REMAINS CLOSED UNTIL FURTHER NOTICE.** MAINTENANCE HAS A BACKLOG OF WOOD TO BURN. PLEASE CHECK AT THE DUMP AFTER **TUESDAY, NOVEMBER 5.**

5. ZOCHNET REPLACED THE ROUTER ON THE COMPUTER IN THE HOA OFFICE.

6. A CONTRACTOR IS PREPARING A QUOTE FOR THE OPTION OF REPAIRING OUR TENNIS COURTS. PRELIMINARY ESTIMATES ARE IN THE NEIGHBORHOOD OF \$12,000.00 TO \$15,000.00.

7. BCFPI’S LIABILITY INSURANCE IS TO BE RENEWED FOR THE COMING YEAR (2020). THE CURRENT CARRIER IS STATE FARM AND THE POLICY EXPIRES AT END OF THIS YEAR. THE PREMIUM IS \$2,376.51. LAST YEAR THE PREMIUM WAS \$2,432.00 FOR THE SAME COVERAGE. A MOTION TO APPROVE WAS MADE BY CHRIS HENNING, SECONDED BY JOHN DUNKLEMAN AND PASSED UNANIMOUSLY.

COMMENTS FROM THE BOARD:

1. A PROPERTY OWNER ,WHO LIVES IN SECTION 1, HAS REQUESTED PERMISSION FROM THE BOARD TO RENT HIS PROPEY. THE BOARD DECIDED TO DEFER ANY DECISION UNTIL AFTER A WRITTEN REQUEST HAS BEEN RECEIVED AND TO SEEK A LEGAL OPINION.

2. DAVE SMITH MADE A MOTION TO SEND A LETTER TO PROPERTY OWNERS ASKING THEM WHAT INFRASTRUCTURE UPGRADES THEY WOULD LIKE TO SEE IN THE SUBDIVISION. CHRIS HENNING SECONDED THE MOTION WHICH PASSED UNANIMOUSLY.

COMMENTS FROM THE FLOOR:

JIMMY HINDMAN STATED THAT THE BULK OF THE MOWING FOR THE YEAR IS FINISHED.

CHANGE IN OWNERSHIP:

<u>NEW OWNER</u>	<u>SEC</u>	<u>BLK</u>	<u>LOTS</u>	<u>PREV. OWNER</u>
WILLIAM PERRY	3	8	32, 33, 34	AL BENNETT
MIGUEL AND SANDRA SANTANA	3	8	9, 10, 11, 12	SANDRA BROTT-GARNER
RICHARD AND LOIS BRUNNER	3	14	1, 2, 3, 41	ROBIN AND CODY PONCIK

THE BOARD WENT INTO EXECUTIVE SESSION AT 8:40 AM AND RECONVENED AT 9:20AM.

THERE BEING NO FURTHER BUSINESS, A MOTION BY CHRIS HENNING, SECONDED BY DAVE SMITH TO ADJOURN THE MEETING WAS APPROVED AT 9:21 AM.

THE BIRCH CREEK FOREST PROPERTIES, INC. NEXT MONTHLY MEETING IS SCHEDULED FOR **SATURDAY, DECEMBER 7, 2019 AT 8:00 AM** IN THE COMMUNITY BUILDING.

THESE MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS IN THE REGULAR MONTHLY BOARD MEETING OF THE _____ DAY OF _____, 2019.

SECRETARY

PRESIDENT

