

**BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
NOVEMBER 7, 2020**

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET AT THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, NOVEMBER 7, 2020 AT 8:01 A.M.

PRESIDENT MELVIN LEHMANN CALLED THE MEETING TO ORDER, THERE BEING A QUORUM PRESENT.

MINUTES OF THE REGULAR BOARD MEETING HELD SEPTEMBER 5, 2020 WHICH WERE POSTED AND CIRCULATED, WERE APPROVED, UPON MOTION BY MELVIN LEHMANN AND SECONDED BY DAVE SMITH. THE MINUTES WILL BECOME A PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT AS OF OCTOBER 31, 2020 WAS GIVEN BY TREASURER JOHN SCHOELLMAN. UPON MOTION BY JOHN AND SECONDED BY MELVIN LEHMANN, THE BOARD UNANIMOUSLY APPROVED THE REPORT AS PAID. THE REPORT IS TO BECOME PART OF THIS MEETING'S RECORDS.

COMMITTEE REPORTS:

ABATEMENT: NONE

ARCHITECTURAL: THREE

1. JOYCE MAHANAY HAS APPLIED TO BUILD A WOOD AND METAL STORAGE SHED ON HER PROPERTY AT 212 SHADOW OAK LANE. A MOTION TO APPROVE WAS MADE BY JOHN SCHOELLMAN, SECONDED BY MELVIN LEHMANN AND PASSED UNANIMOUSLY.

2. SHIRLEY SEBESTA HAS APPLIED TO BUILD A WOOD, SCREENED-IN, FRONT PORCH AND AN OPEN BACK PORCH ON HER PROPERTY AT 605 GAYWOOD LANE. A MOTION TO APPROVE WAS MADE BY CHRIS HENNING, SECONDED BY MELVIN LEHMANN AND PASSED UNANIMOUSLY.

3. JEREMY SMITH HAS APPLIED TO BUILD A GARDEN SHED ON HIS PROPERTY AT 310 RIDGEVIEW LANE. A MOTION TO APPROVE WAS MADE BY CHRIS HENNING, SECONDED BY DAVE SMITH AND PASSED UNANIMOUSLY.

GRIEVANCE: NONE

BUILDING RENTAL: NONE

SWIMMING POOL:

MELVIN REPORTS FOR JERRY POTENZA THAT THE POOL IS IN GOOD CONDITION.

OLD BUSINESS:

DILLO DISPOSAL HAS SUPPLIED TWO LARGER DUMPSTERS TO AID TRASH COLLECTION. WE NOW HAVE THREE LARGE DUMPSTERS FOR NORMAL USAGE AND AN EXTRA ONE FOR HOLIDAY WEEKENDS.

NEW BUSINESS:

1. PRESIDENT LEHMANN STATED THAT THE MAINTENANCE FEE STATEMENTS FOR 2021 WERE MAILED TO ALL PROPERTY OWNERS IN OCTOBER. IF ANY PROPERTY OWNER HAS NOT RECEIVED THEIR STATEMENT PLEASE CALL THE HOA OFFICE AT (979) 535-8978. THE FEES WILL BE DUE ON JANUARY 31, 2021. A LATE CHARGE OF \$10.00 PER LOT WILL BE ASSESSED.

NEW BUSINESS: (continued)

2. PRESIDENT LEHMANN EXPLAINED THAT IT IS TIME TO RENEW BCFPI'S LIABILITY INSURANCE. THE CARRIER IS STATE FARM AND THE POLICY EXPIRES AT THE END OF THIS YEAR. THE PREMIUM FOR THIS YEAR IS THE SAME AS FOR LAST YEAR: \$2,376.51. A MOTION TO PAY WAS MADE BY DAVE SMITH, SECONDED BY JOHN SCHOELLMAN AND APPROVED UNANIMOUSLY.

3. PRESIDENT LEHMANN STATED THAT THE BOARD HAS BEEN ASKED TO CONSIDER INSTALLING A HANDICAP LIFT AT THE POOL. HE PROPOSED THAT SOMEONE CONTACT A VENDOR FOR A QUOTE AND OTHER INFORMATION. DAVE SMITH MADE THE MOTION TO DO THIS AND CHRIS HENNING SECONDED. THE MOTION PASSED UNANIMOUSLY. MELVIN LEHMANN VOLUNTERED TO TALK TO POOL SUPPLIERS.

COMMENTS FROM THE BOARD:

1. MELVIN STATED POOL USERS HAVE NOTICED THE CONCRETE AROUND THE POOL HAS SUNK AND MAY BE A TRIPPING HAZARD. HE MADE A MOTION TO HAVE AN ESTIMATE OF THE COST FOR FIXING THIS AND ALSO FOR HAVING THE POOL SURFACE REPLASTERED. DAVE SMITH SECONDED THE MOTION WHICH PASSED UNANIMOUSLY.

2. MELVIN ALSO INFORMED THE BOARD THAT THE DUMP TRACTOR HAS BEEN SENT FOR NEEDED MAINTENANCE FOR ITS ELECTRICAL AND FUEL SYSTEMS. FOR NOW, WE ARE USING THE M.U. D.'S TRACTOR.

3. A PEDESTRIAN WAS STRANDED IN THE DUMP FOR A SHORT WHILE THE OTHER DAY. MELVIN HAD THE CONTRACTOR INSTALL AN ADDITIONAL KEY CARD STATION JUST INSIDE THE GATE FOR \$300. THIS ENABLES ANYONE INSIDE THE DUMP TO OPEN THE GATE WITH THEIR DUMP KEY CARD IF THEIR VEHICLE IS NOT HEAVY ENOUGH TO ACTIVATE THE GATE PRESSURE SWITCH. ADDITIONALLY, AN EMERGENCY PHONE NUMBER WILL BE POSTED TO ASSIST ANYONE NEEDING HELP.

4. DAVE SMITH REPORTED THAT INSTALLATION OF SPEED BUMPS IN THE SUBDIVISION DOES NOT APPEAR TO BE PRACTICAL AS THE PRECINCT SUPERVISOR AND COUNTY ATTORNEY ARE NOT SUPPORTIVE. HE RECOMMENDS THAT WE ASK THE SHERIFF TO PATROL THE AREA MORE FREQUENTLY.

5. MELVIN NOTED THAT OF THE LETTERS SENT TO PROPERTY OWNERS IN VIOLATION OF DEED RESTRICTIONS ONLY TWO HAVE NOT RESPONDED. THOSE RESPONDING HAVE STARTED TO CLEAN UP THEIR PROPERTY OR HAVE PROMISED TO TAKE ACTION TO COMPLY WITH DEED RESTRICTIONS. A COUPLE HAVE ASKED FOR MORE TIME DUE TO ILLNESS. THOSE WHO HAVE NOT CONTACTED THE BOARD OR PERSIST IN VIOLATION WILL RECEIVE A SECOND NOTICE IN THIRTY DAYS AFTER WHICH THEY WILL BE REFERRED TO OUR ATTORNEY.

6. MELVIN PROMISED TO CONTACT THE INDIVIDUAL DOING THE DEMO WORK ON THE TENNIS COURT AND ASK THEM TO GET STARTED THIS MONTH, IF POSSIBLE.

7. MELVIN ASKED JIMMY TO HELP HIM RELOCAT SIGNS AT THE ENTRANCE TO THE SUBDIVISION SO THEY ARE EASIER TO SEE WHEN ENTERING.

COMMENTS FROM THE FLOOR: NONE

CHANGE IN OWNERSHIP: NONE

THERE BEING NO FURTHER BUSINESS, A MOTION BY MELVIN LEHMANN, SECONDED BY DAVID SMITH TO ADJOURN THE MEETING WAS APPROVED AT 8:34 AM.

THE BCFPI'S NEXT MONTHLY MEETING WILL BE **SATURDAY, DECEMBER 5, 2020 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 _____, 2020.

SECRETARY

PRESIDENT

