

**BIRCH CREEK FOREST PROPERTIES, INC.**  
**MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS**  
**NOVEMBER 3, 2018**

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET IN THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, NOVEMBER 3, 2018 AT 8:02 A.M.

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

MINUTES OF THE REGULAR BOARD MEETING HELD OCTOBER 6, 2018, WHICH WERE POSTED AND CIRCULATED, WERE APPROVED, UPON MOTION BY SUSAN WARNE AND SECONDED BY CHRIS HENNING. THE MINUTES WILL BECOME A PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT AS OF OCTOBER 31, 2018, WAS GIVEN BY SUSAN WARNE. UPON MOTION BY SUSAN WARNE AND SECONDED BY KORY HOLMES, THE BOARD APPROVED THE REPORT AS PAID. THE REPORT IS TO BECOME A PART OF THIS MEETING'S RECORDS.

**COMMITTEE REPORTS:**

**ABATEMENT:** NONE

**ARCHITECTURAL:**

SHIRLEY SEBESTA HAS APPLIED TO BUILD A METAL AND CONCRETE GARAGE / BARN (30' x 30') ON A 42' x 42' SLAB ON HER PROPERTY AT 605 GAYWOOD LN. A MOTION TO APPROVE WAS MADE BY CHRIS HENNING, SECONDED BY SUSAN WARNE AND PASSED UNANIMOUSLY.

**GRIEVANCE:** NONE

**BUILDING RENTAL:** ONE, ON OCTOBER 6, 2018.

**SWIMMING POOL:**

JERRY POTENZA REPORTED HE HAS RECEIVED A BID TO REPLACE THE SAND IN THE POOL FILTERS FOR \$425.00. THIS IS A STANDARD MAINTENANCE ITEM THAT OCCURS EVERY THREE YEARS. KORY HOLMES MADE A MOTION TO APPROVE THE EXPENDITURE WITH SUSAN WARNE SECONDING AND THE MOTION PASSED UNANIMOUSLY.

**OLD BUSINESS:**

THE BOARD RESOLVED TO MONITOR THE SUBDIVISION DUMP TO DETERMINE IF MORE DUMPSTERS ARE NEEDED. LOUISE SHOCKEY REPORTS THAT THERE HAS BEEN NO OVERFLOW AND CURRENT CAPACITY IS SUFFICIENT. MELVIN LEHMANN REPORTED THAT THE GATE TO THE DUMP WAS REPAIRED THIS PAST MONTH.

**NEW BUSINESS:**

1. THE PREMIUM FOR BCFPI'S LIABILITY INSURANCE FOR 2019 IS DUE. THE CURRENT CARRIER IS STATE FARM AND THE PREMIUM IS \$2,432.00. LAST YEAR THE PREMIUM WAS \$3,356.00 FOR THE SAME COVERAGE. WE WERE INFORMED THAT RATES HAVE BEEN REDUCED. SUSAN WARNE MADE A MOTION TO APPROVE PAYMENT WITH MELVIN LEHMANN SECONDING AND THE MOTION PASSED UNANIMOUSLY.

2. A LOT OWNER HAS PETITIONED THE BOARD TO SELL HIM A SMALL PORTION OF THE GREEN AREA BEHIND HIS HOUSE FOR A SEPTIC SYSTEM. HE HAS PROVIDED SUPPORTING DOCUMENTATION. THE BOARD HAS DECIDED TO RESEARCH THIS PROPOSAL BEFORE A DETERMINATION CAN BE MADE.

3. A MULTIPLE LOT OWNER HAS WRITTEN THE BOARD THAT THE HOA FLAT RATE PER LOT IS UNFAIR TO MULTIPLE LOT OWNERS. THE CONSENSUS OF THE BOARD IS THAT THE SERVICES PROVIDED DOES BENEFIT EACH OF THE OWNER'S LOTS AND THE FLAT RATE IS THE MOST EQUITABLE AND SIMPLEST WAY TO ALLOCATE THE COST OF RUNNING THE HOA. THE BOARD HAS ENDEAVORED TO KEEP HOA FEES AS LOW AS POSSIBLE.

4. A HOMEOWNER STATES THAT WHEN THE M.U.D. #1 FLUSHES WATER LINES THROUGH FIRE HYDRANTS THEY ARE ERODING THEIR PROPERTY. THEY HAVE BOUGHT SEVERAL LOADS OF DIRT BUT THE PROBLEM PERSISTS. THE HOMEOWNER FURTHER STATES THEY HAVE CONTACTED THE M.U.D. # 1 OFFICE DIRECTLY AND ARE NOW WORKING WITH THEM TO FIX THIS PROBLEM.

**COMMENTS FROM THE BOARD:**

**COMMENTS FROM THE FLOOR:**

JIMMY HINDEMAN STATED THAT THE WET WEATHER AND PERSONAL BUSINESS HAS PREVENTED MOWING THE COMMON AREAS BUT HE WILL CATCH-UP IN THE COMING MONTH.

**CHANGE IN OWNERSHIP:** NONE

<u>NEW OWNER</u>	<u>SEC</u>	<u>BLK</u>	<u>LOTS</u>	<u>PREV. OWNER</u>
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THERE BEING NO FURTHER BUSINESS, A MOTION BY CHRIS HENNING AND SECONDED BY SUSAN WARNE TO ADJOURN THE MEETING WAS APPROVED AT 8:25 AM.

THE BIRCH CREEK FOREST PROPERTIES, INC. NEXT MONTHLY MEETING IS SCHEDULED TO BE HELD ON **SATURDAY, DECEMBER 1, 2018 AT 8:00 AM** AT THE COMMUNITY BUILDING.

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

\_\_\_\_\_  
SECRETARY

\_\_\_\_\_  
PRESIDENT