

BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
OCTOBER 5, 2019

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET IN THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, OCTOBER 5, 2019 AT 8:03 A.M.

PRESIDENT MELVIN LEHMANN CALLED THE MEETING TO ORDER AND DECLARED A QUORUM PRESENT. FOUR BOARD MEMBERS WERE PRESENT. ASSISTANT SECRETARY DAVE SMITH WAS ABSENT.

MINUTES OF THE ORGANIZATION MEETING HELD SEPTEMBER 7, 2019 WERE UNANIMOUSLY APPROVED ON A MOTION BY MELVIN LEHMANN AND SECONDED BY CHRIS HENNING.

PRESIDENT LEHMANN INTRODUCED THE NEW BOARD OF DIRECTORS FOR 2019/2020.

MELVIN LEHMANN - PRESIDENT & ASST. TREASURER
CHRIS HENNING - VICE PRESIDENT
DENISE APOSTOLO - TREASURER
JOHN DUNKLEMAN - SECRETARY
DAVE SMITH - ASST. SECRETARY

MINUTES OF THE REGULAR BOARD MEETING HELD SEPTEMBER 7, 2019, WHICH WERE POSTED AND CIRCULATED, WERE UNANIMOUSLY APPROVED ON A MOTION BY CHRIS HENNING AND SECONDED BY DENISE APOSTOLO. A COPY IS ATTACHED TO AND BECOMES A PART OF THESE MINUTES.

THE TREASURER'S REPORT AS OF SEPTEMBER 30, 2019, WAS GIVEN BY DENISE APOSTOLO. UPON MOTION BY DENISE, SECONDED BY JOHN DUNKLEMAN AND PASSED UNANIMOUSLY, THE BOARD APPROVED BILLS AS PAID. A COPY IS ATTACHED AND BECOMES A PART OF THE RECORDS OF THE MEETING.

PRESIDENT LEHMANN PRESENTED THE PROPOSED NEW COMMITTEE MEMBERS AND CHAIRS.

*****BY-LAWS ARTICLE VI Section 4: Chairman; One member of each committee shall be appointed Chairman by the Board of Directors. : THE CHAIR IS UNDERLINED.

ABATEMENT:	<u>CHRIS HENNING</u>
ARCHITECTURAL:	<u>DEWEY DUETSCH</u> , BOB WARE & PATTI HINDMAN
GRIEVANCE:	ALL BOARD MEMBERS
MAINTENANCE:	<u>MELVIN LEHMANN</u> & DON SHOCKEY & JIMMY HINDMAN
BUILDING RENTAL:	<u>LOUISE SHOCKEY</u> & DON SHOCKEY
WEBSITE	<u>CARI VAUGHN</u> & OTHERS
SWIMMING POOL:	<u>CHRIS HENNING</u> & DON SHOCKEY
ISSUE KEYS:	ALL BOARD MEMBERS & LOUISE SHOCKEY
BULLETIN BOARD:	<u>MELVIN LEHMANN</u> & DENISE APOSTOLO
SECURITY:	ALL BOARD MEMBERS

MELVIN LEHMANN MOTIONED TO APPROVE, SECONDED BY CHRIS HENNING AND PASSED UNANIMOUSLY.

COMMITTEE REPORTS:

ABATEMENT: NONE

ARCHITECTURAL: NONE

GRIEVANCE: ONE

A PROPERTY OWNER SAYS AN INDIVIDUAL IS LIVING IN AN RV NEXT TO A RELATIVE WHO OWNS PROPERTY IN SECTION 1. THIS IS IN VIOLATION OF DEED RESTRICTIONS. PRESIDENT LEHMANN STATED THAT OUR ATTORNEY WILL BE NOTIFIED. PRESIDENT LEHMANN INDICATED THAT A SEPTIC SYSTEM VIOLATION IS MOST LIKELY ALSO OCCURRING AND HE WILL NOTIFY THE COUNTY ENVIRONMENTAL OFFICER. PRESIDENT LEHMANN THANKED THE PROPERTY OWNER FOR SUBMITTING THE GREIVENCE IN WRITING AND IN A TIMELY MANNER SO THAT THIS CAN BE ADDRESSED IMMEDIATELY.

MELVIN MADE THE COMMENT THAT THE COUNTY HAS RECENTLY INCREASED IT'S EFFORTS TO IDENTIFY ABANDONED / DETERIORATING PROPERTY AND ISSUE CITATIONS IF OWNERS DO NOT ELIMINATE ENVIRONMENTAL, SAFETY AND HEALTH HAZARDS.

BUILDING RENTAL: NONE

SWIMMING POOL:

JERRY SAYS THE POOL IS IN GOOD SHAPE AS HE MAINTAINS THE WATER QUALITY ALL YEAR ROUND. HE REPORTS THAT THE WATER CIRCULATION PUMP CONTINUES TO LEAK AIR INTO THE SAND FILTER WHICH HE ROUTINELY VENTS. MELVIN LEHMANN PRESENTED A QUOTE FROM MOBLEY POOL TO REPLASTER THE POOL AND DO OTHER REPAIRS. AS THIS IS EXPENSIVE, HE RECOMMENDS WE WAIT UNTIL THE POOL NEEDS REPLASTERING. HE WILL ALSO HAVE THIS CONTRACTOR RECOMMEND A SOLUTION TO THE PUMP AIR LEAK PROBLEM.

OLD BUSINESS:

1. THE SWIMMING POOL AND POOL RESTROOMS WERE CLOSED AND LOCKED ON OCTOBER 1, 2019. THE POOL WILL REOPEN NEXT SUMMER ON MAY 1, 2020.

2. D & P PLUMBING TRIED TO CLEAR THE FLOOR DRAINS IN THE MEN’S RESTROOM BUT COULD NOT. THEY SUSPECT THE PIPES ARE BROKEN. THEY RECOMMEND EXCAVATING AS THE ONLY WAY TO REMOVE THE BLOCKAGE. CHRIS HENNING HAS VOLUNTEERED TO HELP GET THE PLUMBING LINES SCOPED SO THE BOARD CAN DECIDE WHAT TO DO.

NEW BUSINESS:

1. PRESIDENT LEHMANN EXPLAINED THAT IT IS TIME TO RENEW BCFPI'S PROPERTY FIRE INSURANCE. THE CURRENT CARRIER IS ELBERT INS. AGENCY. THE POLICY EXPIRES OCT. 22, 2019. THE PREMIUM FOR THIS YEAR(2019/2020) IS \$2,047.51. A MOTION TO APPROVE WAS MADE BY MELVIN LEHMANN, SECONDED BY CHRIS HENNING AND APPROVED UNANIMOUSLY.

2. THE MAINTENANCE FEE STATEMENTS FOR 2020 WILL BE MAILED AFTER OCTOBER 15, 2019. A MOTION WAS MADE TO INCLUDE A LETTER TO INFORM ALL HOMEOWNERS OF THE \$6.00 INCREASE IN MAINTENANCE FEES (\$62.00 TO \$68.00 PER LOT) FOR THE COMING YEAR (2020). MELVIN LEHMANN VOLUNTERED TO WRITE THE LETTER. A MOTION TO APPROVE WAS MADE BY CHRIS HENNING, SECONDED BY DENISE APOSTOLO AND APPROVED UNANIMOUSLY.

COMMENTS FROM THE BOARD: NONE

COMMENTS FROM THE FLOOR:

1. A NEW PROPERTY OWNER REPORTED THAT HE AND OTHER PEOPLE HAVE BECOME STRANDED IN OUR TRASH DUMP BECAUSE THEY DID NOT HAVE THE MEANS TO ACTIVATE THE GATE EXIT SENSOR PLATE. WE RECOMMEND THEY ONLY VISIT THE DUMP WITH A VEHICLE (CAR, TRUCK, OR GOLF CART). WHEN THE CARD SYSTEM IS UPGRADED WE WILL CORRECT THIS INADEQUACY.

2. A PROPERTY OWNER STATED THAT HE HAS RETAINED THE SERVICES OF AN ATTORNEY. PRESIDENT LEHMANN ASKED HIM , RESPECTIFULLY, TO HAVE HIS ATTORNEY COMMUNICATE DIRECTLY TO THE SUBDIVISION’S ATTORNEY AND TO PLEASE REFRAIN FROM DIRECTING ANY FURTHER COMMENTS TO THE BOARD.

CHANGE IN OWNERSHIP:

<u>NEW OWNER</u>	<u>SEC</u>	<u>BLK</u>	<u>LOTS</u>	<u>PREVIOUS OWNER</u>
JEFFREY WANKA	6	1	4, 5, 6	MARK MUZNY
WESLEY AND BARBARA SCHMIDT	7	1	17	ALFRED AND LOIS DE LA PAZ
CARY VAUGHN	6	4	3	KIETH AND DEBORA WINSTON
CINDY ALBURY	4	15	94	MICHAEL WOYCHESIN
GARY SLAYDON	7	1	7,8	THERESA SHOCKEY

THE BOARD WENT INTO EXECUTIVE SESSION AT 8:40 AM AND RECONVENED AT 9:29 AM.

ADJOURNMENT:

THERE BEING NO FURTHER BUSINESS, A MOTION BY CHRIS HENNING, SECONDED BY MELVIN LEHMANN TO ADJOURN THE MEETING WAS UNANIMOUSLY APPROVED AT 9:30 AM.

THE BIRCH CREEK FOREST PROPERTIES, INC. NEXT MONTHLY MEETING WILL BE ON **SATURDAY, NOVEMBER 2, 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 _____, 2018.

PRESIDENT _____ SECRETARY _____

