

**BIRCH CREEK FOREST PROPERTIES, INC.  
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS  
OCTOBER 3, 2020**

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET AT THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, OCTOBER 3, 2020 AT 8:01 A.M.

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

MINUTES OF THE ORGANIZATION MEETING HELD SEPTEMBER 5, 2020 WERE UNANIMOUSLY APPROVED ON A MOTION BY MELVIN LEHMANN AND SECONDED BY CHRIS HENNING.

PRESIDENT LEHMANN INTRODUCED THE NEW BOARD OF DIRECTORS FOR 2020/2021.

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

MELVIN NOTED THAT DENISE APOSTOLO, TREASURER, RESIGNED HER POSITION ON THE BOARD ON SEPTEMBER 5, 2020, SINCE SHE IS MOVING OUT OF THE SUBDIVISION. ACCORDING TO BY-LAWS:

**(Art. iv, Sec. 4: ... such a vacancy shall be filled by a majority vote of the board of directors...)**

MELVIN ASKED FOR VOLUNTEERS FOR THE POSITION OF TREASURER. JOHN SCHOELLMAN VOLUNTERED TO FILL THE FINAL YEAR OF THE TERM. NO ONE ELSE VOLUNTERED SO MELVIN MADE A MOTION TO APPOINT JOHN SCHOELLMAN TO THE POSITION OF TREASURER. THE MOTION WAS SECONDED BY JOHN DUNKLEMAN AND PASSED UNANIMOUSLY. MELVIN ASKED THE SECRETARY TO HAVE JOHN'S NAME ADDED TO THE LIST OF BOARD MEMBERS REGISTERED AT THE BANK.

MINUTES OF THE REGULAR BOARD MEETING HELD SEPTEMBER 5, 2020 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 SEPTEMBER 30, 2020 WAS GIVEN BY MELVIN LEHMANN. UPON MOTION BY MELVIN AND SECONDED BY DAVE SMITH, THE BOARD APPROVED THE REPORT AS PAID. THE REPORT IS TO BECOME PART OF THIS MEETING'S RECORDS.

PRESIDENT LEHMANN PRESENTED THE PROPOSED NEW COMMITTEE MEMBERS. ACCORDING TO BY-LAWS: **(Art. vi, Sec. 4: Chairman: One member of each committee shall be appointed chairman by the board.)** COMMITTEE MEMBERS. THE CHAIR IS UNDERLINED:

ABATEMENT:	<u>CHRIS HENNING</u>
ARCHITECTURAL:	<u>DEWEY DUETSCH</u> & BOB WARE & PATTY HINDMAN
GRIEVANCE:	ALL BOARD MEMBERS
MAINTENANCE:	<u>MELVIN LEHMANN</u> & DON SHOCKEY & JIMMY HINDEMAN
BUILDING RENTAL:	<u>LOUISE SHOCKEY</u> & DON SHOCKEY
WEBSITE	<u>CARI VAUGHN</u> & OTHERS
SWIMMING POOL:	<u>CHRIS HENNING</u> & JOHN DUNKLEMAN
ISSUE KEYS:	ALL BOARD MEMBERS & LOUISE SHOCKEY
BULLETIN BOARD:	<u>MELVIN LEHMANN</u> & DAVE SMITH
SECURITY:	ALL BOARD MEMBERS

MELVIN MOTIONED TO APPROVE, SECONDED BY JOHN DUNKLEMAN AND PASSED UNANIMOUSLY.

**COMMITTEE REPORTS:**

**ABATEMENT:** NONE

**ARCHITECTURAL:** TWO

1. JOHN SCHOELLMAN APPLIED TO BUILD A METAL CAR PORT (12' x 25') ON HIS PROPERTY AT 500 RIPPLE CREEK LANE. A MOTION TO APPROVE WAS MADE BY DAVE SMITH, SECONDED BY JOHN DUNKLEMAN AND PASSED BY MAJORITY VOTE WITH JOHN SCHOELLMAN ABSTAINING.

**ARCHITECTURAL: (continued)**

2. CHARLES AND WILLIE MAE HENLEY HAVE APPLIED TO INSTALL A MANUFACTURED HOME, CARPORT, STORAGE BUILDING ON THEIR PROPERTY AT 312 WINTER OAKS. A MOTION TO APPROVE MADE BY DAVE SMITH, SECONDED BY CHRIS HENNING AND PASSED UNANIMOUSLY.

**GRIEVANCE: ONE**

A PROPERTY OWNER SUBMITTED A WRITTEN GRIEVANCE COMPLAINING THAT HIS NEIGHBOR'S LOTS ARE OVERGROWN. MELVIN STATED THAT LETTERS HAVE BEEN SENT BY CERTIFIED MAIL TO ALL PROPERTY OWNERS VIOLATING DEED RESTRICTIONS. SEVERAL HAVE ALREADY MADE CORRECTIONS.

**BUILDING RENTAL: NONE**

**SWIMMING POOL:**

JERRY POTENZA REPORTED THAT THE POOL IS IN GOOD CONDITION. HE SAID HE SUCCESSFULLY REMOVING YELLOW ALGAE IN THE WATER TWO WEEKS AGO.

**NOTE: THE POOL IS CLOSED FOR THE YEAR. IT WILL REOPEN NEXT SUMMER ON MAY 1, 2021.**

**OLD BUSINESS:**

DILLO DISPOSAL HAS SUPPLIED TWO LARGER DUMPSTERS TO AID TRASH COLLECTION.

**NEW BUSINESS:**

1. PRESIDENT LEHMANN EXPLAINED THAT IT IS TIME TO RENEW BCFPI'S PROPERTY AND FIRE INSURANCE. THE CARRIER IS ELBERT INS. AGENCY. THE PREMIUM FOR THIS YEAR (2020/2021) IS \$2,101.05 WHICH IS ONLY A SMALL INCREASE (\$53.54) OVER LAST YEAR. A MOTION TO PAY WAS MADE BY MELVIN LEHMANN, SECONDED BY JOHN DUNKLEMAN AND APPROVED UNANIMOUSLY.

2. PRESIDENT LEHMANN STATED THAT THE MAINTENANCE FEE STATEMENTS FOR 2021 WILL BE MAILED TO PROPERTY OWNERS AFTER OCTOBER 15, 2020. A LETTER EXPLAINING THE REASON FOR THE INCREASE IN THE HOA FEE FROM \$68 TO \$75 PER LOT PER YEAR WILL BE INCLUDED IN EACH MAILING. DAVE SMITH MADE A MOTION TO APPROVE, SECONDED BY MELVIN LEHMANN AND PASSED UNANIMOUSLY.

**COMMENTS FROM THE BOARD:**

1. DAVE SMITH REPORTED THAT HE IS LOOKING INTO INSTALLATION OF SPEED BUMPS NEAR THE SUBDIVISION ENTRANCE. HE HAS CONTACTED CAROL HILL, PRECINCT NO. 4 SUPERVISOR, WHO WILL TALK TO THE COUNTY ATTORNEY. THERE FOLLOWED A GENERAL DISCUSSION ABOUT LIBALITY AND WHO WILL PAY AND INSTALL THE SPEED BUMPS.

2. MELVIN NOTED THAT SOME PROPERTY OWNERS WANT THE SUBDIVISION TO TAKE OVER THE BOAT DOCK. MELVIN SAID HE DOES NOT RECOMMEND THIS BECAUSE IT WOULD BE VERY COSTLY AND COMPLICATED INVOLVING THE COUNTY AND THE CORPS OF ENGINEERS.

**COMMENTS FROM THE FLOOR: NONE**

**CHANGE IN OWNERSHIP: FOUR**

<u>NEW OWNER</u>	<u>SEC</u>	<u>BLK</u>	<u>LOTS</u>	<u>PREVIOUS OWNER</u>
EMMIT AND JO ANN MILLER	1	2	19	JACK HEIDEMANN
CHARLES AND WILLIE MAE HENLEY	4	18	7, 8	EMRAM REALESTATE
FERMIN ORNDAY	3	14	18	TERRY WHITE
RENITA ODSTRCIL	3	10	39	STEPHEN & CANDACE BENNATTE

THERE BEING NO FURTHER BUSINESS, A MOTION BY CHRIS HENNING, SECONDED BY DAVID SMITH TO ADJOURN THE MEETING WAS APPROVED AT 8:45 AM. THE BCFPI'S NEXT MONTHLY MEETING WILL BE **SATURDAY, NOVEMBER 7, 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

