

**BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
OCTOBER 6, 2018**

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET IN THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, OCTOBER 6, 2018 AT 8:04 A.M.

PRESIDENT KORY HOLMES CALLED THE MEETING TO ORDER AND DECLARED A QUORUM PRESENT. THREE BOARD MEMBERS WERE PRESENT. SUSAN WARNE AND MELVIN LEHMANN WERE ABSENT.

MINUTES OF THE SPECIAL OPEN MEETING HELD SEPTEMBER 15, 2018 WERE UNANIMOUSLY APPROVED ON A MOTION BY CHRIS HENNING AND SECONDED BY KORY HOLMES.
MINUTES OF THE ORGANIZATION MEETING HELD SEPTEMBER 29, 2018 WERE UNANIMOUSLY APPROVED ON A MOTION BY KORY HOLMES AND SECONDED BY CHRIS HENNING.

PRESIDENT HOLMES INTRODUCED THE NEW BOARD OF DIRECTORS ELECTED (FOR 2018/2019) AT THE REORGANIZATION MEETING OF SEPTEMBER 29, 2018.

KORY HOLMES - PRESIDENT
SUSAN WARNE - TREASURER
CHRIS HENNING- VICE PRESIDENT & ASST. TRESURER
JOHN DUNKLEMAN- SECRETARY
MELVIN LEHMANN- ASST. SECRETARY

MINUTES OF THE REGULAR BOARD MEETING HELD SEPTEMBER 1, 2018, WHICH WERE POSTED AND CIRCULATED, WERE UNANIMOUSLY APPROVED ON A MOTION BY KORY HOLMES AND SECONDED BY JOHN DUNKLEMAN. A COPY IS ATTACHED TO AND BECOMES A PART OF THESE MINUTES.

THE TREASURER'S REPORT AS OF SEPTEMBER 30, 2018, WAS GIVEN BY KORY HOLMES. UPON MOTION BY KORY HOLMES, SECONDED BY JOHN DUNKLEMAN AND PASSED UNANIMOUSLY, THE BOARD APPROVED BILLS AS PAID. A COPY IS ATTACHED TO AND BECOMES A PART OF THE RECORDS OF THIS MEETING.

PRESIDENT HOLMES 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 HINDEMAN
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> & SUSAN WARNE
SECURITY:	ALL BOARD MEMBERS

MOTION TO APPROVE WAS MADE BY CHRIS HENNING AND SECONDED BY JOHN DUNKLEMAN AND PASSED UNANIMOUSLY.

COMMITTEE REPORTS:

ABATEMENT: NONE

ARCHITECTURAL: NONE

GRIEVANCE:

1. HOMEOWNER STATES THAT SOME PEOPLE ARE MAKING DEFAMITORY / FALSE STATEMENTS ABOUT THEM. THE BOARD IS SYMPATHETIC BUT HAS NO AUTHORITY TO TAKE EFFECTIVE ACTION.
2. HOMEOWNER STATES THAT PROPERTY OWNERS IN SECTION ONE ARE CAMPING AND STORING RV'S IN PROHIBITION OF DEED RESTRICTIONS. THE BOARD IS FOLLOWING UP ON THIS WITH OUR ATTORNEY.

3. HOMEOWNER INFORMED THE BOARD THAT A DEAD TREE IN THE GREEN AREA FELL ONTO THEIR PROPERTY DAMAGING A FENCE. THE BOARD WILL HAVE THE REMAINS OF THE TREE REMOVED.

4. HOMEOWNER REQUESTED BOARD TO INFORM OWNERS OF PROPERTIES ON RAMBLEWOODS TO MAINTAIN THEIR YARDS IN AN ACCEPTABLE MANNER INCLUDING MOWING AND REMOVING DEAD TREES.

BUILDING RENTAL: ONE, ON OCTOBER 6, 2018

SWIMMING POOL: JERRY POTENZA

JERRY REPORTS THE POOL IS IN GOOD SHAPE. JERRY HAS ASKED FOR A BID FOR REPLACING THE SAND IN THE FILTER AS PART OF REGULAR MAINTENANCE.

OLD BUSINESS:

THE SWIMMING POOL WAS CLOSED ON OCTOBER 1 AND WILL BE CLOSED UNTIL MAY 1, 2019.

NEW BUSINESS:

1. PRESIDENT HOLMES EXPLAINED THAT IT IS TIME TO RENEW BCFPI'S PROPERTY INSURANCE. THE CURRENT CARRIER IS ELBERT INS. AGENCY. THE POLICY EXPIRES OCT. 22, 2018. THE PREMIUM FOR THIS YEAR(2018/2019) IS \$1,896.30. THE SAME AS LAST YEAR. MOTION TO APPROVE WAS MADE BY KORY HOLMES, SECONDED BY JOHN DUNKLEMAN AND APPROVED UNANIMOUSLY.

2. THE MAINTENANCE FEE STATEMENTS FOR 2019 WILL BE MAILED AFTER OCTOBER 15, 2018.

3. PRESIDENT HOLMES NOTED THAT FOR THE LAST TWO YEARS THE FINANCIAL STATEMENTS FOR THE HOA HAVE BEEN NEGATIVE. HE ASKED FOR COMMENTS FROM THE FLOOR FOR THE BEST WAY TO FIX THIS PROBLEM. AFTER SOME DISCUSSION, IT WAS NOTED THAT, ACCORDING TO DEED RESTRICTIONS, A STATEMENT FROM THE HOA'S TAX PREPARER IS NEEDED TO DETERMINE IF AN INCREASE OF HOA FEES ARE RECOMMENDED FOR THE NEXT FISCAL YEAR (2019/2020).

A MOTION WAS MADE TO INCLUDE A LETTER WITH THIS YEARS MAINTENANCE FEE STATEMENT TO INFORM ALL HOMEOWNERS THAT AN INCREASE IN MAINTENANCE FEES IS CONTEMPLATED FOR NEXT YEAR (2020). KORY HOLMES VOLUNTERED TO WRITE THIS LETTER. MOTION TO APPROVE WAS MADE BY KORY HOLMES, SECONDED BY JOHN DUNKLEMAN AND APPROVED UNANIMOUSLY.

COMMENTS FROM THE BOARD: NONE

COMMENTS FROM THE FLOOR: NONE

CHANGE IN OWNERSHIP:

<u>NEW OWNER</u>	<u>SEC</u>	<u>BLK</u>	<u>LOTS</u>	<u>PREV. OWNER</u>
DAVID DIAZ	2	5	1, 2	KENNETH WINSTON
MIKE MUDD	4	18	21, 22	BILL RICHARDSON

ADJOURNMENT:

MOTION TO ADJOURN WAS MADE BY KORY HOLMES, SECONDED BY JOHN DUNKLEMAN AND PASSED UNANIMOUSLY AT 8:53 AM.

THE NEXT MEETING OF THE BIRCH CREEK FOREST HOME OWNERS ASSOCIATION WILL BE ON **SATURDAY, NOVEMBER 3, 2018 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 _____