

**BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
SEPTEMBER 5, 2020**

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET AT THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, SEPTEMBER 5, 2020 AT 8:04 A.M.

PRESIDENT MELVIN LEHMANN CALLED THE MEETING TO ORDER, THERE BEING A QUORUM PRESENT. TREASURER, DENISE APOSTOLO WAS ABSENT.

MINUTES OF THE REGULAR BOARD MEETING HELD AUGUST 1, 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 AUGUST 31, 2020 WAS GIVEN BY MELVIN LEHMANN. UPON MOTION BY MELVIN LEHMANN AND SECONDED BY JOHN DUNKLEMAN, THE BOARD APPROVED THE REPORT AS PAID. THE REPORT IS TO BECOME A PART OF THIS MEETING'S RECORDS.

COMMITTEE REPORTS:

ABATEMENT: NONE

ARCHITECTURAL: THREE

1. JOHN SCHOELLMAN HAS APPLIED TO BUILD A METAL GARAGE WITH WOOD FRAME AND TRUSSES ON HIS PROPERTY AT 207 SHADOW OAK LN. A MOTION TO APPROVE WAS MADE BY MELVIN LEHMANN, SECONDED BY DAVE SMITH AND PASSED UNANIMOUSLY.

2. JOHN SCHOELLMAN HAS APPLIED TO BUILD A PRIVACY FENCE AT THE BACK AND PARK SIDE OF HIS PROPERTY AND A WIRE AND WOOD FENCE ON THE FRONT AND RIGHT SIDE OF HIS PROPERTY AT 207 SHADOW OAK LN. A MOTION TO APPROVE WAS MADE BY MELVIN LEHMANN, SECONDED BY DAVE SMITH AND PASSED UNANIMOUSLY.

3. CARI VAUGHN HAS APPLIED TO BUILD A PIER AND BEAM CABIN WITH A METAL ROOF ON HER PROPERTY AT 405 STRAIGHT ARROW LN. A MOTION TO APPROVE WAS MADE BY DAVE SMITH, SECONDED BY JOHN DUNKLEMAN AND PASSED UNANIMOUSLY.

GRIEVANCE: ONE

A PROPERTY OWNER SUBMITTED A WRITTEN GRIEVANCE COMPLAINING THAT HIS NEIGHBOR'S LOTS ARE OVERGROWN, THE HOUSE IS FALLING DOWN, AND IS AN UNSAFE EYESORE.

BUILDING RENTAL: NONE

SWIMMING POOL:

JERRY POTENZA REPORTED THAT THE POOL IS IN GOOD CONDITION. HE NOTED A LEAK IN THE WATER SUPPLY LINE TO THE POOL IN THE M.U.D.'S WATER YARD AND THEY HAVE BEEN ALERTED..

NOTE: THE POOL WILL BE CLOSED FOR THE SEASON AFTER WEDNESDAY, SEPTEMBER 30, 2020.

OLD BUSINESS:

1. THE MAINTENANCE FEE STATEMENTS FOR 2020 WERE MAILED OUT LAST OCTOBER. FEES WERE DUE ON JANUARY 31, 2020. A LATE CHARGE OF \$10.00 PER LOT HAS BEEN ASSESSED. A PAYMENT PLAN CAN BE ARRANGED FOR ANY PROPERTY OWNER IN ARREARS.

2. THE NEW KEY CARDS FOR ACCESS TO BOTH THE DUMP AND THE POOL ARE NOW AVAILABLE. PROPERTY OWNERS ARE ASKED TO STOP BY THE HOA OFFICE AND PICK UP THEIR NEW CARD. A NEW 110V SUPPLY IS BEING INSTALLED AT THE CARD READER AND THIS HAS DELAYED INSTALLATION.

NEW BUSINESS:

1. MELVIN LEHMANN AND CHRIS HENNING SPOKE TO THE RIFE LAW FIRM IN COLLEGE STATION AND PROPOSE TO THE BOARD THAT WE SHOULD HAVE THEM REPRESENT THE HOA. OUR CURRENT ATTORNEY HAS NOT RESPONDED TO OUR REQUESTS TO SPEAK OR MEET. MELVIN ASKED THE BOARD TO CONSIDER HIS AND CHRIS' PROPOSAL IN EXECUTIVE SESSION.

NEW BUSINESS: (continued)

2. MELVIN PROPOSED THAT A SMALL BULLETIN BOARD (30"x36") BE INSTALLED AT THE HOA OFFICE, EXCLUSIVELY FOR HOA BUSINESS, FOR \$256.00 PLUS SHIPPING. DAVE SMITH MADE A MOTION TO PROCEED WITH THE PURCHASE. CHRIS HENNING SECONDED THE MOTION WHICH PASSED UNANIMOUSLY.

COMMENTS FROM THE BOARD:

1. **ANNUAL MEETING:** PRESIDENT LEHMANN ANNOUNCED THAT HE WILL ASK THE BOARD TO CONSIDER A 10% INCREASE IN THE HOA FEE FOR NEXT YEAR (2021) AND EXPLAIN THE REASONS WHY THIS IS NECESSARY AT THE ANNUAL MEETING WHICH TAKES PLACE TODAY AT 10:00 AM AT THE FIRE STATION.

2. PRESIDENT LEHMANN STATED THAT RECENTLY SEVERAL ITEMS OF FURNITURE WERE LEFT AT THE DUMP, CONTRARY TO THE RULES. THIS CAUSES EXTRA EXPENSE BECAUSE WE CAN NOT BURN FURNITURE. HE PROPOSED THAT A NEW STATEMENT OF DUMP RULES BE DRAFTED AND POSTED AND A NEW, LARGER SIGN PLACED NEAR THE GATE EXPLAINING THE DUMP RULES.

COMMENTS FROM THE FLOOR:

1. A PROPERTY OWNER ASKED THE STATUS OF LETTERS BEING SENT TO PROPERTY OWNERS NOT ADHERING TO DEED RESTRICTIONS. MELVIN EXPLAINED THAT THESE LETTERS WILL BE SENT SOON BY CERTIFIED MAIL WITH FOLLOW-UP LETTERS AT 30, 60, AND 90 DAY INTERVALS. A GENERAL DISCUSSION FOLLOWED AS HOW TO PROCEED WITH LEGAL ACTION.

2. A PROPERTY OWNER ASKED THAT THE "HOA SIGN" AT THE ENTRANCE TO THE SUBDIVISION BE MOVED TO A PLACE WHERE IT CAN BE MORE EASILY SEEN.

3. A PROPERTY OWNER ASKED THAT THE CHAIN LINK FENCE AT THE DUMP BE OUTFITTED WITH PRIVACY STRIPS TO MAKE THE DUMP LESS VISIBLE FROM THE ROAD.

4. IN RESPONSE TO A QUESTION, MELVIN SAID THAT A PLAN TO REPLACE THE TENNIS COURTS WITH A GREEN AREA IS BEING FINALIZED.

5. A PROPERTY OWNER COMPLAINED THAT HIS NEIGHBORS AND THE PUBLIC WERE NOT OBEYING THE SPEED LIMIT ON OUR ROADS IN THE SUBDIVISION. MELVIN STATED HE WOULD INFORM THE COUNTY SHERIFF AND ASK HIM AND HIS OFFICERS TO VISIT THE AREA MORE FREQUENTLY. A SUGGESTION WAS MADE THAT WE WORK CLOSER WITH COUNTY AUTHORITIES.

6. A PROPERTY OWNER ASKED IF WE COULD PREPARE A "WELCOME LETTER / PACKAGE" TO SEND TO ALL NEW PROPERTY OWNERS SO THEY BECOME AWARE OF DEED RESTRICTIONS AND ALL THE BENEFITS / RESPONSIBILITIES OF OWNING PROPERTY IN BIFCH CREEK FOREST.

7. A PROPERTY OWNER ASKED THAT A POTENTIAL SAFETY HAZARD, NAMELY, A GUARD RAIL AT THE BOAT RAMP THAT CAN NOT BE SEEN AT HIGH WATER BE MODIFIED OR REMOVED.

8. A PROPERTY OWNER THANKED THE BOARD FOR THEIR GOOD WORK THIS PAST YEAR.

CHANGE IN OWNERSHIP: NEW OWNER	TEN			PREVIOUS OWNER
	SEC	BLK	LOT	
MIGUEL AZUARA	2	6	40	PRENTIS BAY
TRUITT AND WILLANNA TAYLOR	1	1	1, 2	FRAND AND LAURIE RICE
SHANE AND CARRIE FERGUSON	2	7	7	ARNOLD MATCEK
MICHAEL AND NANCY DOERRIG	3	11	4, 5, 6, 7, 8	KENNETH DIXON
JASON BICE	1	2	47	JOYCE MAHANAY
JASON BICE	1	2	46	DANIEL AND KATHRYN VAN CLEEF
THOMAS AND KATHLEEN HOWARD	2	7	74, 75	DAWLETT DAWLETT
DANIEL AND KATHRYN VAN CLEF	3	8	66	SHERMAN AND DIANE WOOTEN
CHRISTY INMANN	6	5	7	GENED ANN MATHIA
TONY AND LATISHA RAMOS	4	16	6, 7	MARY WOOTEN

THE BOARD WENT INTO EXECUTIVE SESSION AT 9:04 AM AND RECONVENED AT 9:39 AM. THERE BEING NO FURTHER BUSINESS, A MOTION BY MELVIN LEHMANN, SECONDED BY DAVID SMITH TO ADJOURN THE MEETING WAS APPROVED AT 9:40 AM. THE BIRCH CREEK FOREST PROPERTIES, INC. NEXT MONTHLY BOARD MEETING IS SCHEDULED FOR **SATURDAY, OCTOBER 3, 2020 AT 8:00 AM** IN THE FIRE STATION. THESE MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS IN THE REGULAR MONTHLY BOARD MEETING OF THE _____ DAY OF _____, 2020.

SECRETARY

PRESIDENT

