

**BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
AUGUST 5, 2023**

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET AT THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, AUGUST 5, 2023 AT 9:00 AM.

PRESIDENT JOHN SCHOELLMAN CALLED THE MEETING TO ORDER, THERE BEING A QUORUM PRESENT.

MINUTES OF THE REGULAR BOARD MEETING HELD JULY 8, 2023, WHICH WERE POSTED AND CIRCULATED, WERE APPROVED UPON A MOTION BY JOHN SCHOELLMAN AND SECONDED BY CARRIE FERGUSON. THE MINUTES WILL BECOME PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT AS OF JULY 31, 2023 WAS GIVEN BY CARRIE FERGUSON. UPON MOTION BY CARRIE AND SECONDED BY MAUREEN RAMIREZ THE BOARD APPROVED THE REPORT AS PAID. THIS REPORT IS TO BECOME PART OF THIS MEETING'S RECORDS.

COMMITTEE REPORTS:

SWIMMING POOL: JERRY POTENZA REPORTS THAT THE POOL IS IN GOOD CONDITION. THANKS TO JERRY FOR THE EXTRA WORK TO KEEP THE POOL OPEN ON TUESDAY, JULY 4. PRESIDENT SCHOELLMAN REMINDED EVERYONE THAT THE POOL BATHROOMS WILL BE CLOSED SOON FOR REPAIR OF PIPES.

ABATEMENT: NONE

ARCHITECTURAL: TWO

KAREN BLOMSTROM HAS APPLIED TO BUILD AN EXTENSION TO HER HOME (12' x 16') ON HER PROPERTY AT 301 OAK GLENN CIR. THE ARCHITECTURAL COMMITTEE HAS NOT HAD A CHANCE TO REVIEW THE APPLICATION SO APPROVAL WILL BE DEFERED UNTIL IT IS REVIEWED.

KAREN BLOMSTROM HAS APPLIED TO BUILD A CARPORT (24' x 30') ON HER PROPERTY AT 301 OAK GLENN CIR. SINCE THE ARCHITECTURAL COMMITTEE HAS NOT HAD A CHANCE TO REVIEW THE APPLICATION APPROVAL WILL BE DEFERED UNTIL IT IS REVIEWED.

GRIEVANCE: TWO GRIEVANCES

MAUREEN RAMIREZ REPORTS THAT THERE WERE ONLY TWO GRIEVANCES THIS MONTH AND SHE IS CONTACTING RV OWNERS IN SECTIONS FIVE AND SEVEN.

BUILDING RENTAL: NONE

OLD BUSINESS:

MAUREEN RAMIREZ NOTES THAT NEW CHICKEN GUIDELINES FROM THE STATE LEGISLATURE DOES NOT APPLY TO HOA'S THAT ALREADY HAVE PROHIBITIONS IN THEIR DEED RESTRICTIONS. SINCE WE DO, CHICKENS ARE PROHIBITED. (SEE COMMENTS FROM THE FLOOR)

NEW BUSINESS:

BURN BAN IN EFFECT – THE COUNTY HAS ISSUED A COUNTY WIDE BURN BAN. PLEASE DO NOT ADD ANY MORE MATERIAL TO THE BURN PILE AT THE DUMP UNTIL THE BAN IS LIFTED. THE BOARD IS CONSIDERING ISSUING A FINE FOR ANYONE VIOLATING THIS REQUEST.

A DISCUSSION WAS HELD ON WHETHER TO IMPOSE FINES FOR ANY PROPERTY OWNER VIOLATING ANY OF THE RULES FOR THE DUMP, ESPECIALLY DURING THE BURN BAN.

RANDY SCHONER NOTED THAT HE CONTINUES TO INVESTIGATE THE COST FOR THE HOA TO HIRE A MANAGEMENT COMPANY TO HANDLE IT'S FINANCES AND ETC.

SEPTEMBER ELECTIONS:

PRESIDENT JOHN SCHOELLMAN NOTED THAT THREE DIRECTORS TERM'S OF SERVICE WILL EXPIRE IN SEPTEMBER: 1.) JOHN SCHOELLMAN, 2.) JOHN DUNKLEMAN, AND 3). CARRIE FERGUSON. ALL THREE STATED THAT THEY WOULD LIKE TO RUN FOR OFFICE AND SERVE ANOTHER TERM.

PRESIDENT SCHOELLMAN ASKED THE NOMINATION COMMITTEE IF THEY WISHED TO MAKE ANY NOMINATIONS AND THEY SAID THEY DID NOT.

ACCORDING TO THE BY-LAWS NOMINATIONS MAY ALSO BE MADE BY ANY PROPERTY OWNER AT EITHER THE JULY OR AUGUST MEETINGS PRECEEDING THE ANNUAL MEETING.

PRESIDENT SCHOELLMAN ASKED IF ANYONE ELSE WISHED TO RUN FOR ONE OF THE THREE OPEN POSITIONS AND THREE PROPERTY OWNERS VOLUNTEERED TO RUN. THEY ARE : 1) KEVIN WALLACE, 2.) RENITA ODSTRICIL, AND 3.) DENNIS SHOOK. PRESIDENT SCHOELLMAN THANKED THEM FOR RUNNING.

PRESIDENT SCHOELLMAN NOTED THAT SINCE THERE ARE SIX PROPERTY OWNERS RUNNING FOR THREE OPEN POSITIONS, ACCORDING TO THE BY-LAWS AND THE LAWS OF THE STATE OF TEXAS:

1.) WRITTEN/SIGNED BALLOTS ARE REQUIRED FOR CONTESTED RACES, AND

2.) FOR AN ELECTION WITH WRITTEN/SIGNED BALLOTS, FOUR ELECTION AUDIT COMMITTEE MEMBERS AND A MONITOR ARE TO BE APPOINTED. PRESIDENT SCHOELLMAN ASKED FOR VOLUNTEERS TO SERVE ON THE ELECTION COMMITTEE. FIVE PROPERTY OWNERS VOLUNTEERED: 1.) DON SHOCKEY, 2.) BILLY WILSON, 3.) BARBARA SCHMIDT, 4.) GREG WOLF, AND 5.) MARK BIBLE (MONITOR) AND WERE ACCEPTED.

PRESIDENT SCHOELLMAN THEN ASKED EACH NOMINEE TO INTRODUCE THEMSELVES AND STATE WHY THEY WANT TO SERVE ON THE BOARD. THEIR COMMENTS WILL BE INCLUDED IN THE **NOTICE OF ANNUAL MEETING** SENT TO ALL PROPERTY OWNERS. THE BIRCH CREEK FOREST PROPRTIE'S INC. **ANNUAL MEETING** FOR 2023 WILL BE ON **SATURDAY, SEPTEMBER 2, 2023 AT 10:00 AM** IN THE COMMUNITY BUILDING. A MAILED NOTICE OF THE ANNUAL MEETING WILL BE SENT TO EACH PROPERTY OWNER NOT LESS THAN 10 DAYS PRIOR TO THE ANNUAL MEETING.

COMMENTS FROM THE BOARD

CARRIE FERGUSON INFORMED EVERYONE THAT SHE IS GOING TO WORK TO HAVE DEED RESTRICTIONS CHANGED FOR SECTION 2 SO THAT CHICKENS WOULD BE PERMITTED.

COMMENTS FROM THE FLOOR:

A PROPERTY OWNER ASKED IF A MONITOR AT THE POOL IS NECESSARY AS IT WOULD SAVE MONEY NOT TO HAVE ONE. IT WAS POINTED OUT THAT ONE OF THE DUTIES OF THE MONITOR IS TO CLEAN THE BATHROOMS WHICH WOULD STILL BE NECESSARY. PRESIDENT SCHOELLMAN SAID THAT A DECISION WOULD BE POSTPONED UNTIL THE BOARD COULD CONSIDER IT IN EXECUTIVE SESSION.

PROPERTY OWNERS ASKED IF THE COMMUNITY BUILDING COULD BE MADE AVAILABLE FOR INFORMAL ACTIVITIES SUCH AS CARD GAMES, DOMINOS AND GENERAL SOCIALIZING. THE BOARD AGREED THAT THIS IS A GOOD IDEA AND ASKED THAT THEY WRITE DOWN SOME GENERAL GUIDELINES TO BE POSTED TO ENSURE THAT THE BUILDING IS SECURED AND IN GOOD ORDER WHEN THEY LEAVE. EVERY BOARD MEMBER HAS A KEY TO THE COMMUNITY BUILDING AND WILL BE GLAD TO MAKE IT AVAILABLE.

SEVERAL PROPERTY OWNERS ASKED ABOUT QUALIFICATIONS FOR VOTING IN THE ELECTIONS AND THESE WERE EXPLAINED. THE BOARD DECLINED TO ANSWER QUESTIONS ABOUT LETTERS WHICH A FEW PROPERTY OWNERS RECEIVED FROM OUR ATTORNEY. PLEASE CONTACT THE ATTORNEY.

CHANGE IN OWNERSHIP:

NEW OWNER	SEVEN			PREVIOUS OWNER
	SEC	BLK	LOT	
KERRY MAUPIN	7	1	24, 25	HARLON AND NEVA COURSEY
KERRY MAUPIN	7	1	18	DAVID PULPAN
KERRY MAUPIN	7	1	19	JIMMY COURSEY
STEVE AND LINDA PICKERING	3	8	73, 74, 75	JOSEPH AND DIANE ZAMORA
GARY SLAYDON & RANDALL PACHAR	7	2	2, 12	DAVID & JENIFFER LONGORIA
GARY SLAYDON & RANDALL PACHAR	7	2	1, 13	WIDEMAN INVESTMENT
PHILIP AND KRIS KOSTECKA	5	5	3, 4	JESSE LEE GAERTNER

ADJOURNMENT:

THE BOARD WENT INTO EXECUTIVE SESSION AT 9:44 AM.. AFTER COMPLETING SEVERAL ITEMS OF BUSINESS, A MOTION TO ADJOURN BY JOHN SCHOELLMAN, SECONDED BY CARRIE FERGUSON WAS APPROVED AT 10:15 AM. THE NEXT MONTHLY MEETING IS **SATURDAY, SEPTEMBER 2, 2023 AT 9:00 AM** IN THE COMMUNITY BUILDING. THESE MINUTES WERE APPROVED IN THE REGULAR MONTHLY BOARD MEETING

OF THE _____ DAY _____, 2023. _____.

SECRETARY

PRESIDENT