

**BIRCH CREEK FOREST PROPERTIES, INC.**  
**MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS**  
**NOVEMBER 4, 2023**

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET AT THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, NOVEMBER 4 AT 9:06 AM. PRESIDENT RENITA ODSTRCIL CALLED THE MEETING TO ORDER, THERE BEING A QUORUM PRESENT.

**BOARD VACANCY FILLED:** PRESIDENT ODSTRCIL ANNOUNCED THAT KEVIN WALLACE HAS VOLUNTEERED TO SERVE ON THE BOARD FOR THE REMAINDER OF MAUREEN RAMIREZ'S TERM (ONE YEAR). TWO PROPERTY OWNERS VOLUNTEERED TO SERVE. KEVIN WALLACE WAS CHOSEN BY A MOTION BY JOHN DUNKLEMAN, SECONDED BY RANDY SCHOENER AND PASSED UNANIMOUSLY.

NEW BOARD AND THEIR POSITIONS: PRESIDENT ----- RENITA ODSTRCIL  
VICE-PRESIDENT ----- CARRIE FERGUSON  
TREASURER ----- RANDY SCHOENER  
SECRETARY ----- JOHN DUNKLEMAN  
ASST. SEC. & TREAS. --- KEVIN WALLACE

MINUTES OF THE REGULAR BOARD MEETING HELD OCTOBER 7, 2023, WHICH WERE POSTED AND CIRCULATED, WERE APPROVED BY A MOTION BY RENITA ODSTRCIL AND SECONDED BY RANDY SCHOENER. THESE MINUTES WILL BECOME PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT AS OF OCTOBER 31, 2023 WAS GIVEN BY TREASURER RANDY SCHOENER. UPON MOTION BY RANDY AND SECONDED BY JOHN DUNKLEMAN, THE BOARD APPROVED THE REPORT AS PAID. THIS REPORT IS TO BECOME PART OF THIS MEETING'S RECORDS.

PRESIDENT ODSTRCIL NOTED THAT VOLUNTEERS ARE NEEDED FOR COMMITTEES. SHE EXPLAINED THAT THERE ARE THREE TYPES: 1.) EXECUTIVE COMMITTEES ON WHICH BOARD MEMBERS SERVE; AND 2.) STANDING COMMITTEES (ARCHITECTURAL), AND 3.) 'AD HOC' COMMITTEES (ENHANCEMENT) ON WHICH PROPERTY OWNERS AND BOARD MEMBERS SERVE. AS A RULE, BOARD MEMBERS DO NOT SERVE ON THE ARCHITECTURAL COMMITTEE SINCE THE BOARD APPROVES IT'S RECOMMENDATIONS.

RENITA EXPLAINED THAT MORE VOLUNTEERS ARE NEEDED FOR THE ARCHITECTURAL, WELCOMING, SOCIAL, AND ENHANCEMENT COMMITTEES. BELOW ARE SOME OF THE PROPERTY OWNERS WHO VOLUNTEERED TO SERVE ON THESE COMMITTEES. COMMITTEE CHAIRMAN IS UNDERLINED.

ARCHITECTURAL: BOB WARE & GARRY SLAYDON & BILLIE MCDUFFIE & CHAD BOLTEN  
WELCOME COMM'T.: CARRIE FERGUSON & GINA SCHOENER & SUSAN WALLACE & *need volunteer*  
SOCIAL COMMITTEE: CATHY HOWARD & YANKIE GRANT & *need volunteer*  
ENHANCEMENT CO.: TINA BOLTEN & SUSAN HOOD & MARK MIKUS & DANIELLE RAMOS & BILLY WILSON

MORE VOLUNTEERS ARE NEEDED AS INDICATED.

**COMMITTEE REPORTS:**

**SWIMMING POOL:** JERRY POTENZA REPORTS THAT WATER IS IN GOOD CONDITION DESPITE THE RAIN. HE NOTES, HOWEVER, THAT THERE IS A LEAK ON THE WATER LINE TO THE POOL ON THE HOA SIDE OF THE FENCE. THE HOA WILL SCHEDULE TO EXCAVATE, FIND, AND FIX THE LEAK BUT THE HOA PAYS.

**NOTE:** THE SWIMMING POOL AND RESTROOMS ARE NOW CLOSED FOR THE YEAR. THE POOL IS SCHEDULED TO OPEN AROUND APRIL, 2024.

**ARCHITECTURAL:** NONE

DEAN AND TAMMY SMITH HAVE APPLIED TO BUILD A HOUSE AND INSTALL A SEPTIC SYSTEM ON THEIR PROPERTY AT 713 RIPPLE CREEK LANE. APPROVAL WAS TABLED UNTIL ALL MEMBERS OF THE ARCHITECTURAL COMMITTEE SIGNED OFF AND BOARD MEMBERS GIVE THEIR APPROVAL. SHORTLY AFTER LAST MONTH'S MEETING ALL SIGNATURES WERE OBTAINED FROM THE ARCHITECTURAL COMMITTEE AND BOARD MEMBERS APPROVED VIA EMAIL.

**GRIEVANCE:** TWO  
ASST. SEC./TREAS. KEVIN WALLACE DISCUSSED GRIEVANCES. THE FIRST COMPLAINED THAT M.U.D. CONTRACTORS MADE A MESS AND DID NOT CLEAN UP THEIR PROPERTY BEFORE THEY FINISHED. MELVIN LEHMANN SAID THE M.U.D. WOULD DISCUSS AT NEXT M.U.D. MEETING ON NOVEMBER 21.

**GRIEVANCE: (Continued)**

THE OTHER GRIEVANCE ASKED THE QUESTION: CAN A PROPERTY OWNER SERVE ON THE BOARD AND BE IN VIOLATION OF DEED RESTRICTIONS? KEVIN WALLACE EXPLAINED THAT THEY MAY SERVE ON THE BOARD UNLESS THEY ARE REMOVED FOR GOOD CAUSE (CONDUCT DETREMENTAL TO BEST INTEREST OF COMMUNITY: FELONY, OR MORAL TURPITUDE).

ANOTHER PROPERTY OWNER ASKED A MEMBER OF THE BOARD IF THEY WERE IN COMPLIANCE OF DEED RESTRICTIONS. PRESIENT RENITA ODSTRCIL DID ADDRESS THE QUESTION, HOWEVER INASMUCH AS THIS IS THE SUBJECT OF ONGOING LEGAL DISCUSSIONS THERE CAN BE NO FURTHER COMMENT IN THESE MINUTES AS A LEGAL FINDING HAS NOT BEEN GIVEN.

ANOTHER PROPERTY OWNER ASKED THE BOARD TO DECIDE IF THEY WOULD REMOVE THE FALLEN TREE FROM THE GREEN AREA THAT FELL ON HIS PROPERTY. RANDY SCHOENER PROMISED TO LOOK AT IT AFTER THIS MEETING AND ARRANGE FOR HAVING IT REMOVED.

**BUILDING RENTAL:** ONE: SUNDAY, NOV 12, 2023

**OLD BUSINESS:**

THE BOARD RENEWED BCFPI'S PROPERTY INSURANCE WITH ROLLO INSURANCE FOR LESS THAN LAST YEAR'S PREMIUM AT \$2,523. OUR LIABILITY INSURANCE WILL BE RENEWED IN DECEMBER WITH STATE FARM FOR LESS THAN LAST YEAR'S PREMIUM AT \$2,426. WE ARE ALSO GETTING ADDITIONAL QUOTES FROM FOUR ADDITIONAL INSURERS AND WILL SWITCH TO A NEW INSURER IF THERE IS A SIGNIFICANT ADVANTAGE. THANKS TO TREASURER RANDY SCHOENER FOR GETTING ALL THESE QUOTES FOR COMPARSION.

A NEW CONTRACT MAINTENANCE WORKER HAS BEEN HIRED TO REPLACE DON SHOCKEY AT THE DUMP. WE WELCOME CHAD BOLTON AS OUR NEW CONTRACT MAINTENANCE WORKER.

ALSO, A NEW CONTRACT BOOKKEEPER HAS BEEN HIRED TO REPLACE LOUISE SHOCKEY. WE WELCOME CHRISTY INMAN AS OUR NEW CONTRACT BOOKKEEPER. DON AND LOUISE RECEIVED A ROUND OF APPLAUSE FROM THE COMMUNITY FOR THEIR YEARS OF SERVICE TO THE BIRCH CREEK FOREST COMMUNITY.

RANDY SCHOENER NOTIFIED THE BOARD THAT THE REPLACEMENT MAILBOX IS IN TRANSITE. HE ALSO NOTED THAT THE BOARD IS ATTEMPTING TO AMEND THE PERMIT ON THE POOL SEPTIC SYSTEM WHICH WILL SAVE A SIGNIFICANT AMOUNT OF THE COST IF IT IS ACCEPTED BY THE COUNTY.

**NEW BUSINESS:**

MEMBERS OF THE BOARD PRESENTED THE FISCAL YEAR'S BUDGET FOR LAST YEAR AND THE PROJECTED BUDGET FOR NEXT YEAR. THERE WAS UNANIMITY THAT EXPENCES EXCEEDED REVENUES FOR BOTH LAST YEAR AND WILL AGAIN THIS YEAR. THERE WAS SOME DISAGREEMENT AS TO HOW MUCH LEGAL EXPENSES CONTRIBUTED TO THE SHORTFALL. THERE WAS ALSO DISAGREEMENT AS TO WHETHER TO USE RESERVE FUNDS HELD IN CD'S TO FUND NEXT YEAR'S FISCAL DEFECIT OR TO RAISE THE YEARLY MAINTENANCE FEE.

THERE FOLLOWED A DISCUSSION ON LIKELY COST INCREASES FOR NEXT YEAR SUCH AS DILLO TRASH DISPOSAL. COST SAVING MEASURES WERE ALSO DISCUSSED. A MOTION WAS MADE TO INCREASE THE FEE FOR USING THE POOL BUT WAS VERY CONTROVERSIAL AND WAS TABLED AS IT WAS NOT ON THE AGENDA.

AFTER FURTHER DISCUSSION VICE-PRESIDENT CARRIE FERGUSON MADE A MOTION TO INCREASE THE YEARLY HOA MAINTENANCE FEE FROM \$90 PER LOT TO \$99 PER LOT. TREASURER RANDY SCHOENER SECONDED THE MOTION WHICH PASSED UNOPPOSED WITH ONE ABSTENTION.

**COMMENTS FROM THE BOARD AND FROM THE FLOOR:** AFTER ADDITIONAL DISCUSSION A PROPERTY OWNER SUGGESTED THE BOARD ADJOURN AND MEET IN EXECUTIVE SESSION.

**CHANGE IN OWNERSHIP:** FOUR

<u>NEW OWNER</u>	<u>SEC</u>	<u>BLK</u>	<u>LOT</u>	<u>PREVIOUS OWNER</u>
DAVID & BILLY COKER	5	13	5	EVELYN HILLIARD
CHRISTOPHER & HONEY LEA KRAM	5	12	1, 2, 3, 4	ROBERT HOGAN
DEBORAH ANGELO	4	15	103	CHARLES & HELEN STAUTMEISTER
MICHAEL & KIM SAYRE	6	4	7, 8, 9	DEBBIE NOSKI & BETTINIE BOLTEN

**ADJOURNMENT:** A MOTION BY RANDY SCHOENER TO ADJOURN, SECONDED BY CARRIE FERGUSON WAS APPROVED AT 11:30 AM.

THE BOARD MET IN EXECUTIVE SESSION AND REAFFIRMED THE DECISION TO RAISE MAINTENANCE FEES.

THE NEXT MONTHLY MEETING IS ON **SATURDAY, DECEMBER 2, 2023 AT 9:00 AM.** THESE MINUTES WERE APPROVED IN THE REGULAR MONTHLY BOARD MEETING OF THE \_\_\_\_\_ DAY \_\_\_\_\_, 2023.

\_\_\_\_\_ SECRETARY \_\_\_\_\_ PRESIDENT

