

BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
OCTOBER 7, 2023

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET AT THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, OCTOBER 7, 2023 AT 9:02 AM.

TREASURER RANDY SCHOELLMAN CALLED THE MEETING TO ORDER, THERE BEING A QUORUM PRESENT. VICE-PRESIDENT CARRIE FERGUSON WAS ABSENT.

MINUTES OF THE ORGANIZATION BOARD MEETING HELD ON SEPTEMBER 2, 2023 WERE UNANIMOUSLY APPROVED ON A MOTION BY JOHN DUNKLEMAN AND SECONDED BY RENITA ODSTRCIL.

RANDY INTRODUCED THE BOARD OF DIRECTORS FOR 2023/2024.

VACANCY - PPRESIDENT
CARRIE FERGUSON - VICE-PRESIDENT
RANDY SCHOENER - TREASURER
JOHN DUNKLEMAN - SECRETARY
RENITA ODSTRCIL - ASST. SECRETARY & TREASURER

BOARD VACANCY: RANDY SCHOENER ANNOUNCED THAT MAUREEN RAMIREZ SENT THE BOARD A LETTER ON SEPTEMBER 14 STATING THAT SHE IS NO LONGER ELIGABLE TO SERVE ON THE BOARD BECAUSE THE PROPERTY SHE OWNS IS EXEMPT FROM THE DEED RESTRICTION COVENENT. THE BOARD ACCEPTS HER DECISION AND THANKS HER FOR HER SERVICE. RANDY STATED THAT ACCORDING TO BCFPI BY-LAWS: **(ARTICLE IV, SECTION 4) Any vacancy occurring in the board of directors as a result of resignation....shall be filled by a majority vote of the board of directors..**

RANDY SCHOENER ASKED IF ANYONE WISHES TO VOLUNTEER TO FILL THE OPEN POSITION ON THE BOARD TO SERVE THE REMAINDER OF MAUREEN'S TERM? TWO PROPERTY OWNERS VOLUNTEERED TO SERVE. THE BOARD WILL CONSIDER THESE CANDIDATES AFTER THE END OF THIS MEETING.

MINUTES OF THE REGULAR BOARD MEETING HELD SEPTEMBER 2, 2023, WHICH WERE POSTED AND CIRCULATED, WERE APPROVED UPON MOTION BY JOHN DUNKLEMAN AND SECONDED BY RANDY SCHOENER. THE MINUTES WILL BECOME PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT AS OF SEPTEMBER 30, 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.

RANDY SCHERNER ASKED FOR VOLUNTEERS TO COMPLETE THE ROSTER OF NEW COMMITTEE MEMBERS. ACCORDING TO BY-LAWS: **(Art. vi, Sec. 4: Chairman; One member of each committee shall be appointed Chairman by the Board)** CHAIRMAN IS UNDERLINED:

ARCHITECTURAL:	<u>BOB WARE</u> & GARRY SLAYDON & <i>need volunteer & need volunteer</i>
GRIEVANCE:	ALL BOARD MEMBERS
MAINTENANCE:	<u>JOHN DUNKLEMAN</u> <i>need volunteer & need volunteer</i>
BUILDING RENTAL:	<u>CARRIE FERGUSON</u> & KATHY HOWARD & JOHN DUNKLEMAN
WEBSITE	<u>CARRIE FERGUSON</u> & RENITA ODSTRCIL
SWIMMING POOL:	<u>JOHN DUNKLEMAN</u> & CHRIS HENNING & PATRICA POEHL
ISSUE KEYS:	ALL BOARD MEMBERS
BULLETIN BOARD:	ALL BOARD MEMBERS
SECURITY:	ALL BOARD MEMBERS
WELCOME COM'T.	<u>CARRIE FERGUSON</u> & <i>need volunteer</i>
DEED REST. REV. COM'T:	<u>RANDY SCHOENER</u> & CHRIS HENNING & DANA POMERENKE & KEVIN WALLACE

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

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 AND ITS LOCATION HAS YET TO BE DETERMINED.

NOTE: THE SWIMMING POOL AND RESTROOMS WILL REMAIN OPEN THIS YEAR UNTIL OCTOBER 31ST.

ARCHITECTURAL: FOUR

1. DAVID MOORE HAS APPLIED TO BUILD TWO ALL METAL CARPORTS (30'x 20' AND 20',x 20') ON HIS PROPERTY AT 307 KNOLL CREST. A MOTION MADE BY JOHN DUNKLEMAN TO APPROVE, SECONDED BY RANDY SCHOENER AND PASSED UNANIMOUSLY.

2. MELVIN LEHMANN HAS APPLIED TO BUILD A STEEL FRAME METAL CARPORT ON HIS PROPERTY AT 431 LEANING OAK LANE. A MOTION TO APPROVE WAS MADE BY JOHN DUNKLEMAN, SECONDED BY RANDY SCHOENER AND PASSED UNANIMOUSLY.

3. MARIA DENNY HAS APPLIED TO BUILD A WOOD FRAME SKID MOUNTED STORAGE BUILDING ON HER PROPERTY AT 411 BROADGREEN. A MOTION TO APPROVE WAS MADE BY JOHN DUNKLEMAN, SECONDED BY RANDY SCHOENER AND PASSED UNANIMOUSLY.

4. 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.

GRIEVANCE: FIVE. FIRST, CONCERNED CHICKENS AND HAS BEEN RESOLVED. SECOND, 3RD, AND 4TH CONCERN JUNK ON PROPERTY. FIFTH IS ABOUT A DEAD TREE IN THE GREENWAY THAT FELL AND DAMAGED A PROPERTY OWNER'S FENCE AND ANOTHER TREE THAT MAY FALL SOON. BURLESON CO. PRECINCT NO. 4 COMMISSIONER BOBBY URBRANOSKY (979.596.1022) WILL BE CONCTED TO FIND OUT WHAT RESPONSIBILITY THE HOA HAS FOR THE GREENWAY SPACES IN THE SUBDIVISION.

BUILDING RENTAL: ONE; ON SATURDAY, OCT. 21, 2023

OLD BUSINESS:

RANDY REPORTS THAT THE BURN BAN HAS BEEN LIFTED.

RANDY ALSO REPORTS THAT SECTION 5 OF THE SUBDIVISION HAS 120 PROPERTY OWNERS AND 31 ARE NOT MEMBERS OF THE HOA. IN SECTION 6 ALL 31 PROPERTY OWNERS ARE MEMBERS EXCEPT 2.

NEW BUSINESS:

THE BOARD PROPOSED TO CONSIDER RAISING THE YEARLY HOA MAINTENANCE FEE BUT AFTER SOME DISCUSSION THE MOTION WAS TABLED AS SEVERAL QUESTIONS AROSE THAT NEEDED EXAMINATION.

RANDY ANNOUNCED THAT DON SHOCKEY HAS RESIGNED HIS MAINTENANCE POSITION AND THANKED HIM FOR HIS YEAR'S OF SERVICE. RANDY ALSO ANNOUNCED THAT LOUISE SHOCKEY WILL RESIGNED HER BOOKKEEPER POSITION AND THANKED HER FOR HER SERVICE. MEETING ATTENDIES THEM A ROUND OF APPLAUSE. APPLICANTS FOR THESE POSITIONS PLEASE APPLY AT THE HOA OFFICE (3-4 PM) DAILY.

RANDY MADE A MOTION FOR THE HOA TO REPLACE THE MAILBOX THAT WAS RECENTLY DAMAGED. RENITA OSTRICIL SECONDED THE MOTION WHICH PASSED UNAMIOUSLY. RANDY EXPLAINED THAT INSURANCE WILL COVER THE COST FOR THE NEW MAILBOX.

RANDY NOTED THAT BCFPI'S COMMERCIAL PROPERTY / FIRE INSURANCE PREMIUM IS DUE ON OCTOBER 22. CURRENT CARRIER IS ROLLO INS. GP. THE PREMIUM FOR 2023-2024 IS 5766.68; A \$2129.98 INCREASE FROM LAST YEAR. THE BOARD WILL REVIEW COVERAGE AND OBTAIN ADDITIONAL QUOTES.

COMMENTS FROM THE BOARD AND FROM THE FLOOR:

BOARD MEMBER RENITA ODSTRICIL EXPLAINED HOA RESALE CERTIFICATES.

A PROPERTY OWNER ASKED ABOUT LEGAL MATTERS AND THE BOARD HAS NO COMMENT OTHER THAN OUR ATTORNEY WILL COMMUNICATE WITH THEM IN DUE COURSE.

CHANGE IN OWNERSHIP:

NEW OWNER	SEC	BLK	LOT	PREVIOUS OWNER
JAMES & KAREN RUSLEY	4	18	5, 6	TERRY WHITE
JAKES & ELIZABETH BRINK	3	10	35	JIM HOLLISTER
BOB & CARYN CRAWFORD	6	1	15	PATRICIA DAVIS

ADJOURNMENT: A MOTION BY RANDY SCHOENER, SECONDED BY RENITA OSTRICIL TO ADJOURN WAS APPROVED AT 11:30 AM. THE NEXT MONTHLY MEETING IS ON **SATURDAY, NOVEMBER 5, 2023 AT 9:00 AM.** THESE MINUTES WERE APPROVED IN THE REGULAR MONTHLY BOARD MEETING OF THE ___DAY ___, 2023.

SECRETARY _____ PRESIDENT

