

**BIRCH CREEK FOREST PROPERTIES,  
REGULAR MEETING APRIL 4, 2026  
AGENDA**

1. PRESIDENT CALLS THE MEETING TO ORDER AND DECLARES A QUORUM PRESENT.

2. ADDITIONS OR CORRECTIONS TO THE MINUTES OF THE REGULAR MEETING OF MARCH 7, 2026 AS POSTED.AND CIRCULATED.

MOTION TO APPROVE \_\_\_\_\_ SECOND \_\_\_\_\_ VOTE \_\_\_\_\_

3. TREASURER'S REPORT AS OF MARCH 31, 2026.

APPROVE BILLS PAID MOTION \_\_\_\_\_ SECOND \_\_\_\_\_ VOTE \_\_\_\_\_

4. **ANNOUNCEMENTS:**

1. **BURN BAN CANCELED:** BURN BAN WAS LIFTED ON WEDNESDAY, MARCH 11.

2. **POOL OPENING: 2026 POOL SEASON (MARCH 1ST – OCTOBER 31ST)**  
YOU CAN START BRINGING YOUR ACCESS CARDS BY THE OFFICE FOR POOL ACCESS.  
ACTIVATION BEGINNING MARCH 1ST. 2026 RATES REMAIN AT \$50 PER CARD.

3. **FLAG MY YARD:** RENEWAL FOR 2026 CAN BE MADE BY CHECK OR THROUGH VENMO OR CASH APP. THE FIVE HOLIDAYS ARE: PRESIDENTS DAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY,AND VETERAN'S DAY. THE COST IS \$100 FOR 1 FLAG OR \$150 FOR 2 FLAGS. THANK YOU FOR YOUR CONTINUED SUPPORT! PLEASE PAY BEFORE MEMORIAL DAY, MAY 25TH.

4. **COOKBOOKS: BIRCH CREEK FOREST FAVORITE RECIPES COOKBOOKS** ARE STILL AVAILABLE IN THE OFFICE FOR \$20.00 EACH.

5. **PICNIC IN THE PARK:** 2<sup>nd</sup> ANNUAL PICNIC IN THE PARK IS SCHEDULED FOR APRIL25TH FROM 11 -6 IF YOU ARE INTERESTED IN THE BBQ COOK-OFF, BEING A VENDOR, THE CORNHOLE TOURNAMENT OR BEING A SPONSOR, THE REGISTRATION FORMS ARE IN THE OFFICE OR CAN BE EMAILED TO YOU.

5. **COMMITTEE REPORTS:**

**SWIMMING POOL:** DENNIS SHOOK - \$25,814.50 TOTAL FOR POOL REPAIRS

**ARCHITECTURAL:** THREE

1. KAREN BLOMSTROM HAS MADE A REQUEST TO PLACE A SLAB ON HER PROPERTY AT 301 OAK GLEN CIRCLE.

MOTION TO ACCEPT \_\_\_\_\_ SECOND \_\_\_\_\_ VOTE \_\_\_\_\_

2. CORY AND JENNIFER FRIEDRICH HAVE MADE A REQUEST TO BUILD A GARAGE, (900 SQ FT, ALL STEEL CONSTRUCTION) ON THEIR PROPERTY AT 719 RIPPLE CREEK LANE.

MOTION TO ACCEPT \_\_\_\_\_ SECOND \_\_\_\_\_ VOTE \_\_\_\_\_

3. LES MAHNKE HAS MADE A REQUEST TO BUILD A FENCE AND INSTALL A HOT TUB ON ON HIS PROPERTY AT 413 BIRCH FOREST DRIVE.

MOTION TO ACCEPT \_\_\_\_\_ SECOND \_\_\_\_\_ VOTE \_\_\_\_\_

**OTHER COMMITTEES:**

**ENHANCEMENT/SOCIAL:** COMMUNITY CLEAN UP DAY TENTATIVELY SCHEDULED FOR MAY 2ND AND PICNIC IN THE PARK SCHEDULED FOR APRIL 25TH. **PLEASE MARK YOUR CALENDARS.**

**MAINTENANCE:**

**GRIEVANCE: ONE**

A PROPERTY COMPLAINED OF FOUL SMELLS ALONG THE FENCE LINE, A BLUE TARP ON ROOF, AND GENERALLY UNKEMPT APPEARANCE OF THEIR NEIGHBOR'S PROPRTY.

**BUILDING RENTAL: TWO.**

**6. OLD (ONGOING) BUSINESS:**

1. THE MAINTENANCE FEE STATEMENTS FOR 2026 WERE MAILED OUT LAST NOVEMBER. IF ANY PROPERTY OWNER HAS NOT RECEIVED THEIR STATEMENT PLEASE CALL THE HOA OFFICE AT (979) 535-8978. THE FEES WERE DUE ON JANUARY 31, 2026. A LATE CHARGE OF \$10 PER LOT PER MONTH HAS BEEN ASSESSED AFTER THAT DATE. A PAYMENT PLAN CAN BE ARRANGED BY CALLING THE HOA OFFICE.

2. RECORDS PRODUCTION POLICY AND THE ELECTION AND VOTING POLICY PENDING.

3. RECEIVED AN UPDATE REGARDING THE LAWSUIT. THE CASE IS ACTIVE AND PROGRESSING.

**7. NEW BUSINESS: NECESSARY PROJECTS-RESOLUTION #007 INFORMAL ACTIONS BY UNANIMOUS CONSENT**

1. POOL CAMERA SYSTEM

2. POOL FURNATURE – TABLE, CHAIRS, UMBRELLA- PURCHASE FROM ENHANCEMENT FUNDS

3. PARK LIGHTING - FROM ENHANCEMENT FUNDS

4. NEW GATE AND DRIVE AT BACK OF PARK-NEED VOLUNTEERS FOR LABOR

5. BASKETBALL GOALS

6. SURVEY OF HOA PARCEL ID 22653 AND DRAINAGE EASEMENT ON SPRING OAK BETWEEN PARCELS 22480 AND 22482.

MOTION TO RATIFY \_\_\_\_\_ SECOND \_\_\_\_\_ VOTE \_\_\_\_\_

**8. COMMENTS FROM THE BOARD:**

1. BIRTHDAY MONTH CELEBRATION AND DRAWING:

**9. COMMENTS FROM THE FLOOR:**

**10. CHANGE IN OWNERSHIP: TWO**

NEW OWNER	SEC	BLK	LOT	PREVIOUS OWNER
RAUL ZUNIGAL	6	30	20, 21, 22	DALE LANGFORD
ANTHONY AND PAMELA MCNALLY	1	4	5, 6, 7	DEBBIE NOSKI

**11. ADJOURNMENT: THE BOARD WILL GO INTO EXECUTIVE SESSION, IF NECESSARY, AND RECONVENE TO CLOSE THE MEETING.**

MOTION TO ADJOURN \_\_\_\_\_ SECOND \_\_\_\_\_ TIME \_\_\_\_\_

**PLEASE NOTE: THE NEXT MONTHLY MEETING IS SATURDAY, APRIL 4, 2026 AT 9:00 AM AT THE COMMUNITY BUILDING.**