BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF THE REGULAR MEETING OF BOARD OF DIRECTORS
AUGUST 1, 2026

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET AT THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, AUGUST 1, 2026 AT 9:03 AM. PRESIDENT ODSTRCIL CALLED THE MEETING TO ORDER AND AFTER A SHORT PRAYER DECLARED A QUORUM PRESENT.

MINUTES OF THE SPECIAL MEETING OF JULY 11, 2026 WHICH WILL BE POSTED AND CIRCULATED WERE APPROVED UNANIMOUSLY ON MOTION BY DENNIS SHOOK AND SECONDED BY ANN MARIE GALLAGHER. THESE MINUTES WILL BECOME PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT FOR JULY 31, 2026 WAS GIVEN BY TREASURER ANN MARIE. SHE NOTED THE PROFIT AND LOSS AND BALANCE SHEETS ARE UNEXCEPTIONAL FOR THIS TIME OF YEAR AND THE GENERAL LEDGER SHOWS ALL THE DEBITS AND RECIPTS FOR JULY. SHE NOTED THE RECENT EXPENDITURES FOR POOL FURNITURE AND RELOCATION OF SPRAYER HEADS FOR THE POOL SEPTIC. SHE STATED THAT ANY EXPENDITURE OF FUNDS BY THE BOARD MUST BE APPROVED BY AT LEAST THREE BOARD MEMBERS. THERE BEING NO QUESTIONS, ANN MARIE MADE A MOTION, SECONDED BY RENITA, TO APPROVE THE REPORT AS PAID, WHICH PASSED UNANIMOUSLY. THIS REPORT WILL BECOME PART OF THIS MEETING'S RECORDS.

ANNOUNCEMENTS:

SEPTEMBER ELECTIONS: THIS YEAR THERE ARE **TWO** OPEN POSITIONS ON THE BOARD. TWO DIRECTOR'S TERMS OF SERVICE WILL EXPIRE: **1.) SCOTT HOWARD**, AND **2.) ANN MARIE GALLAGHER.** THESE TWO SEATS WILL BE FILLED BY THE ELECTION AT THIS YEAR'S ANNUAL MEETING ON **SEPTEMBER 5TH.**

BOTH SCOTT AND ANN MARIE HAVE DECLINED TO RUN FOR ANOTHER TERM. THE BOARD HAS ISSUED AND POSTED A SOLICITATION NOTICE FOR CANDIDATES FOR DIRECTOR ACCORDING TO TEXAS PROPERTY CODE AND BYLAWS.

PRESIDENT ODSTRCIL ASKED IF ANYONE WANTED TO SUBMIT THEIR NAME AS A CANDIDATE AND FOUR PROPERTY OWNERS VOLUNTEERED: **1.) MARY DECKER SCHOTT, 2.) ANGLELA CHENAULT (ANGEL), 3.) MARCUS HURTA**, AND **4.) MANDI HURTA.** PRESIDENT ODSTRCIL THANKED ALL THE CANDIDATES.

PRESIDENT ODSTRCIL STATED: FOUR CANDIDATES FOR TWO POSITIONS REQUIRE WRITTEN AND SIGNED BALLOTS AND THE APPOINTMENT OF AN ELECTION AUDIT COMMITTEE AND MONITOR.

PRESIDENT ODSTRCIL THEN ASKED FOR VOLUNTEERS AND FIVE PROPERTY OWNERS VOLUNTEERED FOR THE AUDIT COMMITTEE: 1.) BILL WILSON, 2.) BARBARA SCHMIDT, 3.) BETTINIE BOLTEN, 4.) SHIRLEY GRANT, AND 5.) REBEKAH BRUCE. PRESIDENT ODSTRCIL MADE A MOTION TO ACCEPT, SECONDED BY DENNIS SHOOK, WHICH PASSED UNANIMOUSLY. **THANKS TO ALL THE PARTICIPANTS.**

COMMITTEE REPORTS:

SWIMMING POOL:

DENNIS SHOOK STATES THE POOL IS OPERATIG GOOD AND IS VERY CLEAN. HE HAS NOTIFIED THE CONTRACTOR ABOUT FILLING IN THE CRACKS BUT HAS NOT RECEIVED A REPLY. HE ALSO STATED THAT NEW POOL FURNITURE (CHAIRS,TABLE, AND UMBRELLA) IS IN USE AND IS VERY POPULAR. A PROPERTY OWNER SUGGESTED THAT IF THE NEW FURNITURE IS STORED OR PROTECTED IN THE OFF SEASON (NOVEMBER TO FEBRUARY) IT WILL LAST A LOT LONGER AND NOT HAVE TO BE REPLACED SO SOON.

ARCHITECTURAL: TWO

1. 402 TRAIL HOLLOW CIR.- FINISH CONSTRUCTION ON EXISTING HOUSE. THE BOARD DECIDED TO DEFER APPROVAL SINCE THE ACC COMMITTEE HAS JUST RECEIVED MORE INFORMATION AND NEEDS TIME TO EVALUATE IT.

2. 309 RIPPLE CREEK LANE - CONSTRUCT BOAT SHED. REMITA MADE A MOTION TO ACCEPT, SECONDED BY DENNIS SHOOK, AND UNANIMOUSLY APPROVED.

ENHANCEMENT/SOCIAL COMMITTEE:

1. RENITA REPORTS THAT SINCE THE NEW FURNATURE PURCHASED FOR THE POOL HAS BEEN SUCH A GREAT SUCCESS, ADDITIONAL FURNATURE HAS BEEN PURCHASED (TABLE, CHAIRS, AND UMBRELLA).

2. **FUNDRAISER ANNOUNCEMENT:** **OKLAHOMA VS TEXAS FOOTBALL GAME**

JIM MILLER HAS VOLUNTERED TO HOST A **CHILI COOK OFF** AT HIS HOUSE: AT **109 BRIARCREST SATURDAY, OCTOBER 10, 2026** FOR THE **OKLAHOMA VS TEXAS** GAME. THE COST IS **$20** TO PARTICIPATE OR JUST **$5** TO ENJOY A BOLW OF CHILI. JIM HAS GRACIOUSLY DONATED PROCEDES TO THE ENHANCEMENT COMMITTEE'S FUNDRAISER ACCOUNT FOR HOA IMPROVEMENTS. **THANKS JIM!**
ALL ARE INVITED! MORE DETAILS POSTED ON ELECTRIC MEDIA

ENHANCEMENT/SOCIAL COMMITTEE: (Continued)

3. DENNIS NOTED THAT FILL DIRT HAS BEEN DELIVERED TO THE SPORTS COURT. A PROPERTY OWNER SUGGESTED THAT WE BUY A NEW BASKETBALL GOAL. DENNIS SAID NO DECISION HAS BEEN MADE.

4. DENNIS ASKED FOR VOLUNTEERS TO WORK ON REMODELING THE COMMUNITY BUILDING AND SPECIFICALLY, SOMEONE TO TAKE CHARGE AND MANAGE THE PROJECT TO COMPLETION. RENITA SUGGESTED THAT A JOINT COMMITTEE OR A SPECIAL COMMITTEE CAN BE FORMED IN OCTOBER FOR THIS PURPOSE SINCE A LOT OF WORK WILL BE INVOLVED.

MAINTENANCE / GROUNDSKEEPING: BRUCE HAS BEEN DOING A GREAT JOB AT THE DUMP. LITTLE MOWING HAS BEEN REQUIRED AS IT IS SO HOT AND DRY.

BUILDING RENTALS: ONE FOR SATURDAY, AUGUST 29.

ONGOING BUSINESS:

PRESIDENT ODSTRCIL REPORTS NO NEW DEVELOPMENTS REGARDING THE LAWSUIT. SHE SAID MEDIATION IS SCHEDULED FOR AUGUST, BUT NO FIRM DATE HAS BEEN SET.

NEW BUSINESS:

PRESIDENT ODSTRCIL REPORTS THE HOA'S ATTORNEY SENT AN EMAIL TO THE V.F.D. ASKING FOR WRITTEN AGREEMENTS FOR THE USE OF HOA PROPERTY INVOLVING: 1.) FUEL TANKS (DUMP), 2.) BUILDING (208 BIRCH FOREST DR.), AND 3.) HELIPAD AREA. PRESIDENT ODSTRCIL STATES THAT WITHOUT THESE AGREEMENTS THE HOA AND V.F.D. ARE BOTH AT RISK FOR LEGAL LIABILITY.

SEVERAL PROPERTY OWNERS ASKED TO SPEAK. THEY WERE ASKED TO HOLD THEIR COMMENTS TO THE END OF THE MEETING (SEE **COMMENTS:** BELOW).

PRESIDENT ODSTRCIL ASKED THAT THE POOL CHEMICAL SHED BE REMOVED AS IT IS NOT USED. DENNIS MADE A MOTION TO REMOVE, SECONDED BY ANN MARIE, AND PASSED UNANIMOUSLY.

RENITA SUGGESTED TO ADD MORE CONCRETE SPACE AROUND THE POOL TO COVER THE BARE SPACE LEFT BY THE SHED. THIS WILL KEEP THE POOL CLEAN AND PROVIDE SPACE FOR MORE FURNITURE. DENNIS SHOOK MADE A MOTION TO OBTAIN BIDS, SECONDED BY RENITA, AND PASSED UNANIMOUSLY.

RENITA ASKED THAT NEW CAMERS BE PURCHASED FOR THE DUMP. DENNIS NOTED THE LONG DISTANCE MAY REQUIRE A NEW COMPUTER LINK AND OFFERED TO OVERSEE THE PROJECT. RENITA MADE A MOTION TO PURCHASE THE CAMERS, SECONDED BY DENNIS, AND PASSED UNANIMOUSLY.

COMMENTS:

1.) PRESIDENT ODSTRCIL WAS ASKED WHY THE BOARD AGREED TO DO NOTHING (TAKE NO ACTION) IN APRIL THROUGH JUNE, AND THEN SENT THE EMAIL IN JULY. RENITA SAID THE AGREEMENT WAS ONLY UNTIL THE BOARD CONSULTED WITH THE ATTORNEY AND THEN WOULD ACT AS ADVISED.

2.) A V.F.D. MEMBER SAID THE BOARD WAS TOLD IN JUNE A CONTRACTOR WAS SCHEDULED AFTER JULY 4TH TO QUOTE ON RELOCATING THE FUEL TANKS. RENITA SAID NOTHING WAS REPORTED. TODAY WE LEARNED THE CONTRACTOR IS SCHEDULED FOR NEXT WEEK (AUGUST 2-8).

3.) RENITA SAID NO ONE IS ATTACKING THE V.F.D. NO ONE WANTS TO REMOVE THE HELIPAD. BUT, SHE ADDED: HAVING NO WRITTEN AGREEMENT TO PROTECT THE COMMUNITY IS NOT AN OPTION.

4.) RENITA SAID THIS ISSUE (NO WRITTEN AGREEMENTS) WAS ALSO OF CONCERN TO PREVIOUS BOARDS AND SHE READ AN EMAIL FROM THE PREVIOUS BOARD FROM APRIL, 2024.

5.) PRESIDENT ODSTRCIL SAID THAT OUR ATTORNEY HAS PROMISED TO ASK AN ATTORNEY THAT WORKS WITH BURLESON COUNTY DISTRICT ATTORNEY TO CALL THE V.F.D. AND OFFER HIS SERVICES. RENITA SAID THESE DISCUSSIONS ARE NOW IN THE ATTORNEYS' HANDS.

6.) SEVERAL PROPERTY OWNERS VOICED THEIR APPRECIATION AND SUPPORT FOR BOTH THE V.F.D. AND THE HOA; BOTH OF WHOSE MEMBERS VOLUNTARILY SERVE THE COMMUNITY.

EXECUTIVE SESSION: THE BOARD MET IN EXECUTIVE SESSION TO DISCUSS LEGAL MATTERS AND APPROVED THE RELEASE OF A COURT JUDGEMENT FOR THE HOA AGAINST AN INDIVIDUAL.

ADJOURNMENT: A MOTION TO ADJOURNE BY SCOTT HOWARD, SECONDED BY ANN MARIE GALLAGHER, WAS UNANIMOUSLY APPROVED AT 10:39 AM.

THE NEXT MONTHLY MEETING IS **SATURDAY, SEPTEMBER 5, AT 9:00 AM** AT THE COMMUNITY BUILDING. THE **ANNUAL MEETING** WILL FOLLOW AT **10:00 AM.**

THESE MINUTES WERE APPROVED AT THE REGULAR BOARD MEETING

OF THE 5 DAY September, 2026 John Drenklemeier SECRETARY Renita Odstrcil PRESIDENT.