BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF SPECIAL MEETING OF BOARD OF DIRECTORS
JULY 11, 2026

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET AT THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, JULY 11, 2026 AT 9:03 AM. PRESIDENT ODSTRCIL CALLED THE MEETING TO ORDER AND AFTER A SHORT PRAYER DECLARED A QUORUM PRESENT. NOTICE OF THIS MEETING AND AGENDA WERE POSTED AS PRESCRIBED BY TEXAS PROPERTY CODE BEFORE THIS MEETING. TREASURER ANN MARIE GALLAGHER WAS ABSENT.

MINUTES OF THE REGULAR MEETING OF JUNE 6, 2026 WHICH WILL BE POSTED AND CIRCULATED WERE APPROVED UNANIMOUSLY ON MOTION BY SCOTT HOWARD AND SECONDED BY DENNIS SHOOK. THESE MINUTES WILL BECOME PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT FOR JUNE 30, 2026 WAS GIVEN BY PRESIDENT ODSTRCIL. SHE POINTED OUT PROFIT AND LOSS AND BALANCE SHEETS ARE TYPICAL FOR THIS TIME OF YEAR AND THE GENERAL LEDGER SHOWS ALL THE DEBITS AND RECIPTS FOR JUNE. SHE NOTED THE RECENT EXPENDITURE FOR A NEW TWELVE CAMERA VIDEO SYSTEM TO MONITOR HOA PROPERTY. THERE BEING NO QUESTIONS, RENITA MADE A MOTION, SECONDED BY SCOTT HOWARD, TO APPROVE THE REPORT AS PAID, WHICH PASSED UNANIMOUSLY. THIS REPORT WILL BECOME PART OF THIS MEETING'S RECORDS.

RENITA THEN PRESENTED THE BUDGET FOR THE **2026-2027** FISCAL YEAR. SHE NOTED THE **1ST COLUMN:** LAST YEAR'S ACTUAL EXPENDITURES; THE **2ND COLUMN:** LAST YEAR'S BUDGET; **COLUMNS 3 & 4:** THE OVER/UNDER AND % CHANGE: AND THE **5TH COLUMN** SHOWS THE BUDGET. SHE NOTED LAST YEAR'S SUCCESSFUL FUND RAISERS INCREASED OUR TOTAL REVENUE TO $140,854 ABOVE THE EXPECTED $125,470. EXPECTED REVENUES FOR NEXT YEAR, HOWEVER, WERE SET AT $128,400 SINCE SUCCESSFUL FUNDRAISERS SHOULD NOT BE COUNTED ON TO BALANCE OUR BUDGET. RENITA ALSO NOTED THAT THE LONG STANDING LOAN FROM CITIZENS WAS PAID OFF THIS YEAR. RENITA MADE A MOTION TO APPROVE THE BUDGET FOR THE 2026-2027 FISCAL YEAR. SCOTT HOWARD SECONDED, AND THE MOTION WAS APPROVED UNANIMOUSLY.

ANNOUNCEMENTS:

SEPTEMBER ELECTIONS: THIS YEAR THERE ARE **TWO** OPEN POSITIONS ON THE BOARD. TWO DIRECTOR'S TERMS OF SERVICE WILL BE EXPIRING: **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.**

THE TEXAS PROPERTY CODE AND BYLAWS REQUIRE THE BOARD TO ISSUE A SOLICITATION NOTICE FOR CANDIDATES FOR DIRECTORS. PRESIDENT ODSTRCIL STATED THE BOARD WILL POST THE NOTICE ON ALL BULLETIN BOARDS AND RENITA OFFERED COPIES AT THIS MEETING TO ANYONE WHO WANTS ONE. THE CANDIDATE SOLICITATION NOTICE WILL ALSO BE POSTED ON OUR WEBSITE AND OTHER ELECTRONIC MEDIA.

RENITA ASKED IF ANYONE WANTED TO SUBMIT THEIR NAME AS A CANDIDATE AT THIS MEETING BUT NO ONE RESPONDED. RENITA EMPHASIED THAT CANDIDATES MUST SUBMIT THEIR INTENTIONS TO RUN BY FOLLOWING INSTRUCTIONS ON THE CANDIDATE NOTICE BY THE **AUGUST** BOARD MEETING.

COMMITTEE REPORTS:

SWIMMING POOL:

DENNIS SHOOK STATES THE POOL IS IN GOOD SHAPE. HE NOTES THAT AN ALGAE BLOOM STARTED, BUT TIMELY INTERVENTION BY HIMSELF AND THE TRUE LIGHT POOLS CONTRACTOR RESTORED THE WATER FOR THE 4TH OF JULY HOLLIDAY WEEKEND. DENNIS ALSO MENTIONED THAT THE NEW POOL FURNATURE (CHAIRS,TABLE, AND UMBRELLA) HAS BEEN PURCHASED FOR THE POOL AND IS NOW IN USE. A PROPERTY OWNER SUGGESTED THAT IF THE NEW UMBRELLA WAS RETRACTED AFTER USE IT WOULD LAST A LOT LONGER AND BE LESS SUBJECT TO WIND DAMAGE.

ARCHITECTURAL: NONE

THE CHAIRMAN OF THE ACC COMMITTEE NOTED THAT THE APPLICATION AT 401 BIRCH FOREST DRIVE WAS SUCCESSIFULLY RESOLVED AND THE BOARD CONCURES.

ENHANCEMENT/SOCIAL COMMITTEE:

1. RENITA REPORTS THE NEW FURNATURE PURCHASED FOR THE POOL HAS BEEN A GREAT SUCCESS. WE ARE CONSIDERING BUYING ADDITIONAL FURNATURE. RENITA SAID THE FUNDS FOR THE FURNATURE CAME FRO.M THE ENHANCEMENT COMMITTEE'S FUNDRAISER ACCOUNT AND NOT FROM THE GENERAL FUND.

2. **FLAG MY YARD:** RENITA NOTED PROPERTY OWNERS HAVE RECENTLY JOINED AT A PRORATED COST FOR THE REMAINING HOLIDAYS: LABOR DAY, SEPT. 7, AND VETERN'S.DAY, NOV. 11. SHE ASKED ALL PARTICIPANTS TO CALL THE OFFICE IF WE FORGET TO FLAG YOUR PROPERTY AND ALSO FLAGS THAT HAVE BECOME WORN WILL BE REPLACED.

ENHANCEMENT/SOCIAL COMMITTEE: (Continued)

3. **BIRTHDAY MONTH DRAWING:** ANOTHER LUCKY WINNER RECEIVED A $20 GIFT CERTIFICATE. YOU DO NOT HAVE TO BE PRESENT TO WIN, BUT YOU MUST REGISTER.

MAINTENANCE / GROUNDSKEEPING

PRESIDENT ODSTRCIL ANNOUNCED THAT BRUCE ALBURY HAS BEEN CHOSEN TO FILL THE CONTRACT MAINTENANCE POSITION (EFFECTIVE JUNE 1ST) REPLACING SCOTT HOWARD WHO RESIGNED. BRUCE HAS BEEN DOING A GREAT JOB. THANKS, TO BRUCE AND SCOTT FOR MAKING A SMOOTH TRANSITION IN MAINTENANCE SERVICES. BRUCE RECENTLY TOOK THE DOOR LOCK OF MEN'S POOL BATHROOM TO A LOCKSMITH FOR REPAIR SAVING US EXTRA COST.

BUILDING RENTALS: NONE FOR JULY. A PROPERTY OWNER ASKED IF THE COST OF RENTAL HAS CHANGED. RENITA SAID, NO; THE COST REMAINS THE SAME: $100 RENTAL FOR PROPERTY OWNERS; $50 REFUNDABLE DEPOSIT FOR CLEANUP; $150 FOR NON PROPERTY OWNERS.

ONGOING BUSINESS:

DUMP CARDS HAVE BEEN DEACTIVATED FOR NON PAYMENT OF THE ANNUAL MAINTENANCE FEE.

RENITA REPORTS ALL POLICY REVISIONS RECENTLY APPROVED HAVE BEEN FILED WITH THE COUNTY. A PROPERTY OWNER REQUESTED THAT A TOWN HALL MEETING BE HELD TO REVIEW RECENT REVISIONS AND NEW HOA POLICYS. PRESIDENT ODSTRCIL SAID, YES; A TOWN HALL CAN BE SCHEDULED BUT NOTED, THIS IS A BUSY TIME OF YEAR AND MAY HAVE TO WAIT TILL LATER THIS SUMMER.

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

RENITA ALSO ADDED THAT THE BOARD HAS BEEN IN DISCUSSIONS WITH THE V.F.D. CONCERNING FUEL STORAGE AT THE DUMP, THE V.F.D. ANNEX BUILDING, AND THE HELIPAD AREA.

A PROPERTY OWNER ASKED ABOUT THE COST OF THE NEW GATE AT THE PARK. RENITA SAID ALL LABOR WAS VOLUNTEER, THE CULVERT AND GRAVEL COST $864 AND THE GATE WAS ABOUT $350 FOR A TOTAL COST OF ABOUT $1200. SHE ADDED THERE IS NOW A LOCK ON THE GATE. SHE NOTED THE GATE WAS PAID FOR BY THE ENHANCEMENT COMMITTEE'S FUNDRAISER ACCOUNT FOR HOA IMPROVEMENTS.

RENITA ALSO NOTED THAT THE SPRINKLER HEADS FOR THE POOL BATHROOM AEROBIC SEPTIC WERE RELOCATED TO A REMOTE CORNER OF THE PARK. THIS ACTION WAS NECESSARY AND COST $1,300.

A PROPERTY OWNER ASKED IF THERE WAS A SCHEDULE FOR COMPLETION OF THE SPORTS COURT WHICH NEEDS A BASKETBALL GOAL, PAINTED STRIPS, AND LANDSCAPING ON THE PERIMETER. THE BOARD SAID THEY ARE WORKING ON IT BUT WOULD NEED HELP. PROPERTY OWNERS OFFERED ADVICE AND CONTACTS FOR DOING THE PAINTED STRIPING.

DENNIS SHOOK ADDED THAT HE WILL FOLLOW UP WITH THE CONTRACTOR ON FILLING IN THE CRACKS BETWEEN THE CONCRETE AT THE POOL.

RENITA REMARKED THAT WE HAVE MADE A LOT OF PROGRESS THIS PAST YEAR.

NEW BUSINESS: NONE

PRESIDENT ODSTRCIL STATED THERE WERE NO ACTIONS SINCE THE LAST BOARD MEETING NEEDING RADIFICATION BY THE BOARD.

A PROPERTY OWNER ASKED IF ANYBODY HAD INFORMATION ON THE FIBER OPTIC CABLES THAT ARE BEING INSTALLED ALL AROUND THE SUBDIVISION. NO ONE, INCLUDING BOARDMEMBERS, COULD SUPPLY MORE INFORMATION. RENITA SAID THE BOARD WOULD MAKE INQUIRIES.

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

EXECUTIVE SESSION: THE BOARD MET IN EXECUTIVE SESSION TO DISCUSS LEGAL AND PROPERTY RELATED MATTERS. NO FORMAL DECISIONS WERE MADE.

ADJOURNMENT: A MOTION TO ADJOURNE BY DENNIS SHOOK, SECONDED BY JOHN DUNKLEMAN, WAS UNANIMOUSLY APPROVED AT 9:41 AM. THE NEXT MONTHLY MEETING ~~IS SATURDAY, AUGUST 1 AT 9:00 AM~~ AT THE COMMUNITY BUILDING. THESE MINUTES WERE APPROVED AT THE MONTHLY BOARD MEETING

OF THE 1 DAY August 2026 John J. Dunkleman SECRETARY Renita Odstrcil PRESIDENT.