

**BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
APRIL 4, 2026**

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET AT THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, APRIL 4, 2026 AT 9:03 AM. PRESIDENT ODSTRCIL CALLED THE MEETING TO ORDER AND AFTER A SHORT PRAYER DECLARED A QUORUM PRESENT.

MINUTES OF THE REGULAR MEETING OF MARCH 7, 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 MARCH 31, 2026 WAS GIVEN BY TREASURER ANN MARIE GALLAGHER. SHE WENT OVER THE PROFIT/LOSS SHEET WHICH SHOWS OUR TOTAL MONTHLY INCOME AND EXPENSES NOTING THAT THE CONCRETE SLAB FOR THE SPORTS COURT WAS PAID LAST MONTH AND IS THE REASON THE NET INCOME IS NEGATIVE. NEXT, SHE THEN WENT OVER OUR BALANCE SHEET AND THE GENERAL LEDGER WHICH SHOWS EACH EXPENDITURE AND DEPOSIT FOR THE MONTH. SHE ASKED IF THERE WERE ANY QUESTIONS. THERE BEING NONE, SCOTT HOWARD MADE A MOTION, SECONDED BY RENITA ODSTRCIL, TO APPROVE THE REPORT AS PAID, WHICH PASSED UNANIMOUSLY. THIS REPORT WILL BECOME PART OF THIS MEETING'S RECORDS.

A FIVE MINUTE RECESS WAS OBSERVED AS TACOS, WHICH THE ENHANCEMENT COMMITTEE HAD ORDERED, ARRIVED, AND WERE BEING ENJOYED BY THE MEETING ATTENDEES.

ANNOUNCEMENTS:

BURN BAN CANCELED: THE BURN BAN WAS CANCELED ON WEDNESDAY, MARCH 11.

FLAG MY YARD: RENITA REMINDED EVERYONE THAT RENEWAL FOR 2026 CAN BE MADE BY CHECK, THROUGH VENMO, OR CASH APP. THE HOLIDAYS REMAINING ARE: MEMORIAL DAY, MAY 25; INDEPENDENCE DAY, JULY 4; LABOR DAY, SEPTEMBER 7; AND VETERN'S DAY, NOVEMBER 11.

BIRCH CREEK FOREST FAVORITE RECIPES COOKBOOK: COOKBOOKS HAVE BEEN DELIVERED TO ALL THOSE WHO PREORDERED. COOKBOOKS ARE STILL AVAILABLE AT THE OFFICE FOR \$20 EACH.

COMMUNITY CLEAN-UP DAY : HAS BEEN RESCEDED FOR SATURDAY, MAY 9TH.

2ND ANNUAL PICNIC IN THE PARK : SATURDAY, APRIL 25TH.

COMMITTEE REPORTS:

SWIMMING POOL: DENNIS SHOOK REPORTS THE POOL IS IN FINE CONDITION. THE RECENT HEAVY RAINS HAVE ADDED TO THE WATER LEVEL BUT THIS IS TEMPORARY.

ARCHITECTURAL: THREE

1. KAREN BLOMSTROM HAS APPLIED TO PLACE A CONCRETE SLAB ON HER PROPERTY AT 301 OAK GLEN CIR. UPON A MOTION BY RENITA ODSTRCIL, SECONDED BY ANN MARIE GALLAGHER, THE ACC REPORT WAS ACCEPTED UNANIMOUSLY.

2. CORY AND JENNIFER FRIEDRICH HAVE APPLIED TO BUILD AN ALL SEEL GARAGE (900 SQ FT) ON THEIR PROPERTY AT 719 RIPPLE CREEK LANE. UPON A MOTION BY RENITA ODSTRCIL, SECONDED BY SCOTT HOWARD, THE ACC REPORT WAS ACCEPTED UNANIMOUSLY.

3. LES MAHNKE HAS APPLIED TO BUILD A FENCE AND INSTALL A HOT TUB ON HIS PROPERTY AT 413 BIRCH FOREST DRIVE. UPON A MOTION BY RENITA ODSTRCIL, SECONDED BY JOHN DUNKLEMAN, THE ACC REPORT WAS ACCEPTED UNANIMOUSLY.

ENHANCEMENT/SOCIAL COMMITTEE:

RENITA ANNOUNCED THE COMMUNITY CLEAN-UP DAY HAS BEEN RESCEDED FOR FOR SATURDAY, MAY 9TH. PLEASE MARK YOUR CALENDAR. THE HOA WILL RENT A LARGE ROLL-OFF DUMPSTER. VOLUNTEERS ARE NEEDED TO ASSIST THEIR NEIGHBORS WHO NEED HELP

2ND ANNUAL PICNIC IN THE PARK IS SCHEDULED FOR SATURDAY, APRIL 25TH. PLEASE MARK YOUR CALENDAR. A PROPERTY OWNER ASKED ABOUT PARK ACCESS. RENITA SAID A SECOND GATE FOR PARK ACCESS ON SHADOW OAK LANE IS TO BE INSTALLED. VOLUNTEERS ARE NEEDED FOR THE LABOR.

MAINTENANCE: DUMP, BURNING, GROUNDSKEEPING, AND MOWING:
SCOTT HOWARD REPORTS THAT THE DUMP IS OPERATING SMOOTHLY.

GRIEVANCE: ONE: A PROPERTY OWNER COMPLAINED OF FOUL SMELLS ALONG PROPERTY LINE, BLUE TARP ON THE ROOF, AND GENERALLY UNKEMPT APPEARANCE OF THEIR NEIGHBOR'S PROPERTY.

BUILDING RENTALS: TWO SCHEDULED; ONE FOR TODAY.

OLD (ONGOING) BUSINESS:

PRESIDENT ODSTRCIL SAID THAT MAINTENANCE FEE STATEMENTS FOR 2026 WERE MAILED LAST NOVEMBER. FEES WERE DUE ON JANUARY 31. A LATE CHARGE (\$10/LOT) WAS ASSESSED. RENITA REMINDS EVERYONE THAT ADDITIONAL LATE FEES OF \$10 PER LOT WILL BE ASSESSED FOR PROPERTY OWNERS WHO HAVE NOT PAID THEIR MAINTENANCE FEE BY MARCH 1ST.

RENITA REPORTS THAT THE RECORDS PRODUCTION POLICY AND ELECTIONS AND VOTING POLICY DOCUMENTS COMPLETED AS SOON AS TIME ALLOWS.

PRESIDENT ODSTRCIL REPORTS THE LAWSUIT IS ACTIVE AND PROGRESSING.

NEW BUSINESS: RENITA INTRODUCED RESOLUTION: #007 (FOR APPROVAL BY UNANIMOUS CONSENT) TO FIX, UPGRADE, OR PURCHASE THE FOLLOWING: (1.) POOL CAMERAS UPGRADE; (2.) POOL FURNITURE (TABLE, CHAIRS, AND UMBRELLA FROM ENHANCEMENT COMMITTEE FUNDS); (3.) PARK LIGHTING (ALSO FROM ENHANCEMENT FUNDS); (4.) NEW GATE AT BACK OF PARK ON SHADOW OAK; (5.) BASKETBALL GOAL.

ALSO INCLUDED FOR APPROVAL IS A NEW SURVEY OF HOA PARCEL ID. NO. 22653 AND DRAINAGE EASEMENT ON SPRING OAK BETWEEN PARCELS ID. NO.'S 22480 AND 22482. PRESIDENT ODSTRCIL MADE THE MOTION TO RATIFY, SECONDED BY DENNIS SHOOK, AND PASSED UNANIMOUSLY.

COMMENTS FROM THE BOARD:

BIRTHDAY MONTH CELEBRATIONS: THE HOA BIRTHDAY DRAWING WAS THE NEXT AGENDA ITEM. THE WINNER, PICKED AT RANDOM, WHOSE BIRTHDAY IS THIS MONTH, RECEIVED A \$20 GIFT CARD. YOU MUST SIGN-UP TO TAKE PART, BUT YOU DON'T HAVE TO BE PRESENT TO WIN.

SCOTT HOWARD STATED HE INTENDS TO RESIGN HIS CONTRACT DUMP MAINTENANCE POSITION. HE GRACIOUSLY OFFERS TO SERVE UNTIL HIS REPLACEMENT IS TRAINED. HE REMINDED THE BOARD THAT: (1.) AT LEAST THREE BIDS MUST BE SOLICITED TO PICK HIS REPLACEMENT; (2.) THAT HIS REPLACEMENT SHOULD LIVE IN OR NEAR THE SUBDIVISION; (3.) AND THEY NEED TO HAVE LIABILITY INSURANCE, WHICH CAN BE PURCHASED INEXPENSIVELY, AND THAT BCFP INC. BE NAMED ON THE POLICY.

RENITA MENTIONED THAT SHE HAS CONTACTED BLUEBONNET WITH THE POLE NUMBERS SUPPORTING THE FIVE LIGHTS IN THE PARK AND OTHER HOA PROPERTY THAT NEED REPAIR.

RENITA SAID SHE WOULD REPORT ON THE COOKBOOK PROJECT AT THE NEXT MEETING.

COMMENTS FROM THE FLOOR:

PROPERTY OWNERS DISCUSSED ITEMS NEEDED TO FINISH THE SPORTS COURT

A PROPERTY OWNER REMINDED US TO HAVE COOKBOOKS AVAILABLE FOR SALE AT THE PICNIC.

A PROPERTY OWNER ASKED IF COPIES OF THE SLIDES FROM THE TOWN HALL MEETING ARE AVAILABLE. RENITA APOLOGIZED THAT THEY WERE NOT AVAILABLE, BUT SHE OFFERED TO ANSWER ANY QUESTIONS ANYONE MAY HAVE ABOUT THE MEETING AND SLIDES.

PROPERTY OWNERS COMPLAINED ABOUT NEIGHBORS SPEEDING, STRAY DOGS, AND SINK HOLES IN SUBDIVISION. THEY ARE ADVISED TO TAKE PICTURES, CALL THE SHERIFF OR PRECINCT NO. 4, OR BETTER STILL, GO TO COMMISSIONER'S COURT (COURT HOUSE; 9 AM; EVERY 2ND & 4TH MONDAY) AND COMPLAIN.

PROPERTY OWNERS THANKED THE BOARD FOR THEIR SERVICE AND ALSO SCOTT HOWARD FOR HIS SERVICE AS THE MAINTENANCE CONTRACTOR AND GAVE ALL A ROUND OF APPLAUSE.

RENITA ASKED EVERYONE TO KEEP OUR LONG-TIME FRIENDS AND NEIGHBORS WHO HAVE RECENTLY PASSED AWAY IN THEIR THOUGHTS AND PRAYERS.

CHANGE IN OWNERSHIP: TWO

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

ADJOURNMENT: A MOTION TO ADJOURNE BY RENITA ODSTRCIL, SECONDED BY ANN MARIE GALLAGHER, WAS UNANIMOUSLY APPROVED AT 9:58 AM. THE NEXT MONTHLY MEETING IS SATURDAY, MAY 2 AT 9:00 AM.

OF THE 2 DAY May, 2026 John J. Dimples SECRETARY Renita Odstrcil PRESIDENT.

EXECUTIVE SESSION: AT THE VOLUNTEER FIRE DEPARTMENT'S REQUEST, THE BOARD MET IN EXECUTIVE SESSION WITH VFD MEMBERS TO DISCUSS LEGAL AND PROPERTY RELATED MATTERS. NO FORMAL DECISIONS WERE MADE AND NO VOTES WERE TAKEN.