

**BIRCH CREEK FOREST PROPERTIES,
REGULAR MEETING MAY 2, 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 APRIL 4, 2026 AS POSTED.AND CIRCULATED.

MOTION TO APPROVE _____ SECOND _____ VOTE _____

3. TREASURER'S REPORT AS OF APRIL 30, 2026.

APPROVE BILLS PAID MOTION _____ SECOND _____ VOTE _____

4. ANNOUNCEMENTS:

1. **POOL OPENING: 2026 POOL SEASON (MARCH 1ST – OCTOBER 31ST)**
2026 RATES REMAIN AT \$50 PER CARD.

2. **FLAG MY YARD:** RENEWAL FOR 2026 CAN BE MADE BY CHECK OR THROUGH VENMO OR CASH APP. THE HOLIDAYS REMAINING ARE: MEMORIAL DAY, MAY 25, INDEPENDENCE DAY, JULY 4, LABOR DAY, SEPTEMBER 7, AND VETERAN'S DAY, NOVEMBER 11. WE WILL PRORATE THE REST OF THE YEAR IF YOU WANT TO JOIN.

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

4.**COMMUNITY CLEAN UP DAY:** SCHEDULED FOR MAY 9TH, NEXT SATURDAY. VOLUNTEERS ARE NEEDED TO ASSIST WITH ANYONE WHO NEEDS HELP.

5. COMMITTEE REPORTS:

SWIMMING POOL: DENNIS SHOOK

ARCHITECTURAL: THREE

1. ROBERT CLAYTON HAS MADE A REQUEST TO BUILD A FENCE ON HIS PROPERTY AT 701 BIRCH FOREST DRIVE.

MOTION TO ACCEPT _____ SECOND _____ VOTE _____.

2. DENNIS SHOOK HAS MADE A REQUEST TO INSTALL A DOUBLE WIDE MOBILE HOME ON HIS PROPERTY AT 411 GAYWOOD LANE.

MOTION TO ACCEPT _____ SECOND _____ VOTE _____.

3. CLARENCE AND PAMELA WARNCKE HAVE MADE A REQUEST TO REPLACE THE WOOD DECKING BEHIND THEIR HOUSE ON THEIR PROPERTY AT 309 WOODVINE LANE.

MOTION TO ACCEPT _____ SECOND _____ VOTE _____.

OTHER COMMITTEES:

ENHANCEMENT/SOCIAL: COMMUNITY CLEAN UP DAY TENTATIVELY SCHEDULED FOR MAY 9TH PLEASE MARK YOUR CALENDARS.:

MAINTENANCE:

GRIEVANCE: NONE

BUILDING RENTAL: ONE.

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. ANY PROPERTY OWNER WHO HAS NOT PAID THIS YEARS MAINTENANCE FEE WILL HAVE THEIR DUMP CARD DEACTIVATED BEFORE THE END OF THIS MONTH.
2. RECORDS PRODUCTION POLICY AND THE ELECTION AND VOTING POLICY PENDING.
3. RECIEVED AN UPDATE REGARDING THE LAWSUIT. THE CASE IS ACTIVE AND PROGRESSING.
4. WE ARE ACCEPTING BIDS FOR THE MAINTENANCE POSITION THROUGH MAY 15TH AT 5:00 PM.
5. REPORT ON THE COOKBOOK FUNDRAISER.

7. NEW BUSINESS: NONE

8. COMMENTS FROM THE BOARD:

1. BIRTHDAY MONTH CELEBRATION AND DRAWING:
2. REPORT ON THE PICNIC IN THE PARK.

9. COMMENTS FROM THE FLOOR:

10. CHANGE IN OWNERSHIP: NONE

NEW OWNER	SEC	BLK	LOT	PREVIOUS OWNER
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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, JUNE 6, 2026 AT 9:00 AM** AT THE COMMUNITY BUILDING.