

**BIRCH CREEK FOREST PROPERTIES,  
REGULAR MEETING FEBRUARY 7, 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 JANUARY 3, 2026 AS POSTED.AND CIRCULATED.

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

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

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

4. **ANNOUNCEMENTS:**

1. **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 PRESIDENT'S DAY FEB 16<sup>TH</sup>
2. **COOKBOOKS:** BIRCH CREEK FOREST FAVORITE RECIPES COOKBOOKS ARE STILL AVAILABLE IN THE OFFICE FOR \$20.00 EACH.

5. **COMMITTEE REPORTS:**

**SWIMMING POOL:** DENNIS SHOOK- POOL REPAIRS ARE COMPLETED.

**ARCHITECTURAL:** FOUR

1. DONALD EMERSON HAS APPLIED TO BUILD A STORAGE SHED (16'x20') AT 1010 PARK VIEW LANE.

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

2. AMADO RODEA JR. HAS APPLIED TO PUT A TEMPORARY STORAGE BUILDING (CONNEX) ON HIS PROPERTY AT 300 SPRING OAK LANE.

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

3. TERRY BAGE HAS APPLIED TO EXTEND AN EXISTING SLAB BEHIND HIS HOUSE FOR A COVERED PATIO / CARPORT AND REMOVE A STORAGE SHED ON HIS PROPERTY AT 301 KNOLL CREST LANE.

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

4. JAMES AND REBEKAH BRUCE HAVE APPLIE3D TO MODIFY A SECTION (APPROX. 180 FT) OF THEIR PREVIOUSLY APPROVED FENCE (NOV., 2025) TO INCLUDE WOODEN PICKETS ON THEIR PROPERTY AT 334 WOODVINE LANE.

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

5. JUSTIN AND SHERRI NADRATOWSKI HAVE APPLIED TO HAVE A CHAIN LINK FENCE BUILT AT THEIR PROPERTY AT 505 SAGEBRUSH.

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

**OTHER COMMITTEES:**

**ENHANCEMENT/SOCIAL:** COMMUNITY CLEAN UP DAY TENTATIVELY SCHEDULED FOR MARCH 7<sup>th</sup> AND PICNIC IN THE PARK SCHEDULED FOR APRIL 25<sup>TH</sup>

**MAINTENANCE:**

**GRIEVANCE:**

**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. THE ENHANCEMENT SAVINGS ACCOUNT HAS BEEN CLOSED AND THE NEW ENHANCEMENT CHECKING ACCOUNT IS OPEN. WE CURRENTLY HAVE A BALANCE OF \$19,292.47
3. EMAILED THE ATTORNEY ON FEB 4<sup>TH</sup> FOR AN UPDATE ON THE LAWSUIT,
4. NEW (USED) REFRIGERATOR WAS BOUGHT FOR THE COMMUNITY CENTER. \$50.00
5. NEW TRACTOR TIRE WAS BOUGHT FOR THE TRACTOR AT THE DUMP.
6. THE RECORDS PRODUCTION POLICY AND THE ELECTION AND VOTING POLICY PENDING.
7. WE DID NOT RECEIVE PAYMENT FOR THE ELECTION RECOUNT REQUESTED. PER PROPERTY CODE, THE REQUEST IS AUTOMATICALLY WITHDRAWN IF PAYMENT ISN'T RECEIVED WITHIN 30 DAYS OF THE ESTIMATED INVOICE SENT.

**7. NEW BUSINESS:**

**8. COMMENTS FROM THE BOARD:**

**9. COMMENTS FROM THE FLOOR:**

**10. CHANGE IN OWNERSHIP:**

ONE

NEW OWNER	SEC	BLK	LOT	PREVIOUS OWNER
JUSTIN AND SHERRI NADRATOWSKI	5	3	5-7 & 12-15	LYNDA MENDIZIBAL

**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, MARCH 7, 2026 AT 9:00 AM** AT THE COMMUNITY BUILDING.