BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF THE REGULAR MEETING OF BOARD OF DIRECTORS
SEPTEMBER 5, 2026

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET AT THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, SEPTEMBER 5, 2026 AT 9;06 AM. PRESIDENT ODSTRCIL CALLED THE MEETING TO ORDER, AND AFTER A SHORT PRAYER DECLARED A QUORUM PRESENT. TREASURER ANN MARIE GALLAGHER WAS ABSENT.

MINUTES OF THE REGULAR MEETING OF AUGUST 1, 2026 WHICH WILL BE POSTED AND CIRCULATED WERE APPROVED UNANIMOUSLY ON MOTION BY DENNIS SHOOK AND SECONDED BY SCOTT HOWARD. THESE MINUTES WILL BECOME PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT FOR AUGUST 31, 2026 WAS GIVEN BY PRESIDENT ODSTRCIL SHE NOTED THE PROFIT/LOSS AND BALANCE SHEETS ARE UNEXCEPTIONAL FOR THIS TIME OF YEAR AND THE GENERAL LEDGER SHOWS ALL THE DEBITS AND RECIPTS FOR AUGUST. THERE BEING NO QUESTIONS, RENITA MADE A MOTION TO APPROVE THE REPORT AS PAID, SECONDED BY SCOTT HOWARD, WHICH PASSED UNANIMOUSLY. THIS REPORT WILL BECOME PART OF THIS MEETING'S RECORDS.

ANNOUNCEMENTS: **BURN BAN IS IN EFFECT:** DUMP NOT ACCEPTING BRUSH UNTIL AFTER THE BAN.

BCFPI'S ANNUAL MEETING WILL BE HERE TODAY AT 10:00 AM.

ELECTIONS WITH BALLOTS WILL TAKE PLACE AT THE ANNUAL MEETING OF MEMBERS TODAY. THREE PROPERTY OWNERS VOLUNTEERED TO RUN FOR THE TWO OPEN POSITIONS: **1.) MARY DECKER SCHOTT, 2.) ANGLELA CHENAULT (ANGEL), 3.) MANDI HURTA.** THE CANDIDATES INTRODUCED THEMSELVES AT THE AUGUST MEETING AND THEIR QUALIFICATIONS/BIOS WERE MAILED TO ALL MEMBERS IN THE NOTICE OF ANNUAL MEETING. THE ELECTION PROCEDURE IS BEING DONE IN ACCORDANCE WITH OUR BYLAWS AND TEXAS PROPERTY CODE.

COMMITTEE REPORTS:

SWIMMING POOL:

DENNIS SHOOK STATES THE POOL IS IN FINE SHAPE; THE CHEMISTRY IS GOOD AND THE POOL IS VERY CLEAN AS THE DRY WEATHER HAS RESULTED IN LITTLE SURFACE WATER RUNOFF ENTERING. DENNIS SAYS HE HAS SCHEDULED THE CONTRACTOR TO LOOK AT AND FILLIN IN THE CRACKS BETWEEN THE CONCRETE SECTIONS. A PROPERTY OWNER HAS VOLUNTEERED TO FIX THESE IF THE CONTRACTOR'S WARRENTY WILL NOT. WE THANK HIM. THANKS ALSO JEFF WALLA FOR PLACING THE SECOND SET OF FURNATURE (UMBRELLA, TABLE, AND CHAIRS) IN THE POOL AREA. THESE WERE RECENTLY PURCHASED SINCE THE FIRST SET HAS BEEN SO POPULAR.

ARCHITECTURAL: TWO

301 & 302 TRAIL HOLLOW CIR.- FINISH CONSTRUCTION OF EXISTING HOUSE. THE ACC COMMITTEE HAS APPROVED AND ACKNOWAGED THE RECEIPT OF REQUESTED INFORMATION ON THE SEPTICS. A MOTION TO APPROVE THE APPLICATION BY DENNIS SHOOK, SECONDED BY JOHN DUNKLEMAN, WAS APPROVED UNANIMOUSLY.

ENHANCEMENT/SOCIAL COMMITTEE:

FLAG MY YARD: FLAGS HAVE BEEN DISPPLAYED FOR THE LABOR DAY HOLIDAY.
BEST RECIPES COOKBOOKS: COOKBOOKS ARE STILL AVAILABLE AT THE OFFICE.

BIRTHDAY MONTH CELEBRATION: THE PRESIDENT FORGOT HER BIRTHDAY CALENDAR BOOK SO THE DRAWINGS WILL BE HELD NEXT MONTH FOR AUGUST, SEPTEMBER, AND OCTOBER.

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 : OKLAHOMA VS TEXAS** GAME. THE COST IS **$20** TO PARTICIPATE OR JUST **$5** TO ENJOY A BOWL OF CHILI. JIM HAS GRACIOUSLY DONATED PROCEDES TO THE ENHANCEMENT COMMITTIEE'S FUNDRAISER ACCOUNT FOR HOA IMPROVEMENTS. **THANKS JIM!** **ALL ARE INVITED! MORE DETAILS POSTED ON ELECTRIC MEDIA**

ENHANCEMENT/SOCIAL COMMITTEE: (Continued)

BRUCE HAS SPREAD THE DIRT AROUND THE SPORTS COURT AND WILL USE THE EXCESS TO FILL IN HOLES AROUND THE PARK. THE BASKETBALL GOALS AND STRIPING ARE STILL A WORK IN PROGRESS.

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

BUILDING RENTALS: TWO; SATURDAY, AUGUST 29 AND SATURDAY, NOVEMBER 7TH.

ONGOING BUSINESS:

PRESIDENT ODSTRCIL REPORTS NO NEW DEVELOPMENTS REGARDING THE LAWSUIT. SHE SAID MEDIATION HAS TAKEN PLACE, BUT THERE HAS BEEN NO DEFINITIVE RESULTS TO DATE.

RENITA SAID THAT VOLUNTEERS WILL BE RECRUTED AT OUR NEXT BOARD MEETING IN OCTOBER TO FORM A COMMITTEE TO MODERNIZE OR GIVE A FACE-LIFT TO THE INTERIOR OF THE COMMUNITY BUILDING.

RENITA MENTIONED THE NEW FURNATURE PURCHASED FOR THE POOL (SEE ABOVE).

RENITA STATED THAT NEW CAMERAS WILL BE PURCHASED SO THE DUMP AREA CAN BE MONITORED MORE EFFICIENTLY. SINCE THE DUMP IS FURTHER FROM THE PARK AND OFFICE, HOW IT IS TO BE DONE HAS YET TO BE DECIDED.

NEW BUSINESS: NONE

AT THE CONCLUSION OF THIS MEETING PRESIDENT ODSTRCIL ASKED IF THERE WERE ANY QUESTIONS. A PROPERTY OWNER ASKED TO SPEAK AND THAT IT BE RECORDED IN THESE MINUTES.

HE SAID HE HAS CONCERNS ABOUT THE INTEGRETY OF TODAY'S ELECTION AND ASKS THE BOARD TO MAKE SURE IT IS FAIR, TRANSPARENT, AND IN CONFORMITY WITH GOVERNING DOCUMENTS. HE SAID, HE BELIVES THE BOARD HAS NOT DONE SO.

HE FURTHER SAID, NOT ENOUGH TIME WAS PERMITTED FOR SUBMISSION OF HAND DELIVERED ABSENTEE BALLOTS. HE ASKED, WHY ANONYMOUS SUBMISSION OF ABSENTEE BALLOTS AND PROXY VOTING HAS NOT BEEN PERMITTED?

PRESIDENT ODSTRCIL THANKED HIM FOR HIS COMMENTS. SHE STATED, ALL OUR ELECTIONS ARE HELD WITH THE UTMOST INTEGRITY. STARTING AT NOON VOTES WILL BE COUNTED BY THE ELECTION AUDIT COMITTEE IN THE PRESENCE OF THE AUDITORS; ALL OF WHOM ARE PROPERTY OWNERS AND HIS NEIGHBORS, WHO HAVE VOLUNTEERED THEIR TIME TO ENSURE THE CORRECT COUNTING OF VOTES.

PRESIDENT ODSTRCIL SAID THAT THESE ELECTION PROCEDURES ARE IN ACCORDANCE WITH THE BYLAWS AND THE TEXAS PROPERTY CODE. SHE ADDED THAT IN PRACTICE, TWO TO THREE HOURS EVERY DAY (MONDAY THROUGH SUNDAY, 2:00PM TO 5:00PM) WAS SET ASIDE FOR SUBMISSION OF A HAND DELIVERED ABSENTEE BALLOTS TO THE OFFICE WHICH IS OVER AND ABOVE ANY REQUIREMENT.

THEN, THIS VERY SAME GENTLEMAN COMPLAINED THAT HIS ABSENTEE BALLOT WAS REJECTED TODAY BECAUSE HE WANTED TO SUBMIT IT AFTER THE 8:30AM DEADLINE, AS STATED ON THE BALLOT (HIS NEIGHBORS ATTEST IT WAS LATTER THAN 8:30AM).

EXECUTIVE SESSION: NONE THIS MONTH

ADJOURNMENT:

A MOTION TO ADJOURNE BY SCOTT HOWARD, SECONDED BY DENNIS SHOOK, WAS UNANIMOUSLY APPROVED AT 9:32 AM.

NEXT MONTHLY MEETING IS **SATURDAY, OCTOBER 3, AT 9:00 AM** IN THE COMMUNITY BUILDING.

THESE MINUTES WERE APPROVED AT THE REGULAR BOARD MEETING

OF THE 3 DAY October, 2026 John Dunkerman SECRETARY Renita Odstrcil PRESIDENT.