BIRCH CREEK FOREST PROPERTIES,
AGENDA REGULAR MONTHLY BOARD MEETING – NOVEMBER 7, 2026

1. PRESIDENT CALLS THE MEETING TO ORDER AND DECLARES A QUORUM PRESENT.

3. ADDITIONS OR CORRECTIONS TO THE MINUTES OF THE REGULAR MEETING OF OCTOBER 3, 2026 WHICH WILL BE POSTED.AND CIRCULATED. **MOTION**

4. TREASURER'S REPORT AS OF OCTOBER 31, 2026. **MOTION**

5. ANNOUNCEMENTS: **BURN BAN IN EFFECT** - DUMP **NOT** ACCEPTING BRUSH FOR DURATION OF BAN.

6. COMMITTEE REPORTS:

SWIMMING POOL: DENNIS SHOOK; POOL HAS CLOSED FOR THE SEASON (OCTOBER 31).

ARCHITECTURAL: ONE

CONSTRUCTION OF A HOUSE AT 200 RIPPLE CREEK LANE.

ENHANCEMENT/SOCIAL: FLAG MY YARD, COOKBOOKS, BIRTHDAY MONTH CELEBRATION

MAINTENANCE/GROUNDSKEEPING: COUNTY RECENTLY PATCHED OUR STREETS.

BUILDING RENTALS: ONE, SATURDAY, NOVEMBER 7, TODAY

7. **NEW COMMITTEE MEMBERS** AND CHAIRS: (UNDERLINED)

1. ARCHITECTURAL: BILL WILSON, CHRIS HENNING, GUY CAUSEY, MARCUS HURTA
2. MAINTENANCE: DENNIS SHOOK, BRUCE ALBURY, DEBBY ANGELO, TINA BOLTEN
3. ENHANCEMENT/SOCIAL: ANGELA CHENAULT, MARY SCHOTT, GINA SCHOENER, TINA BOLTEN,
   (BUILDING RENTAL) KATHY HOWARD, JOHN DUNKLEMAN
   (SUBCOMMITTEE) ANGELA CHENAULT, GINA SCHOENER, MARY SCHOTT, TINA BOLTEN.
   (BLDG. INTERIOR) DANA POMERENKE, MARCUS HURTA,
4. POOL: DENNIS SHOOK, BRUCE ALBURY, LESS MAHNKE, JOHN DUNKLEMAN

5. GRIEVANCE: RENITA ODSTRCIL, MARY SCHOTT, DEBBIE ADAMS, ALL BOARD MEMB'S.

MOTION

8. OLD (ONGOING) BUSINESS:

1. GENERAL UPDATE ON LAWSUIT AND/OR OTHER LEGAL INQUIRIES.

2. BCFPI'S COMMERCIAL PROPERTY / FIRE INSURANCE PREMIUM IS DUE ON OCTOBER 22. CURRENT CARRIER IS ROLLO INS. LAST YEAR'S PREMIUM WAS $2,985.84. ROLLO IS TRYING TO KEEP THIS YEAR'S AS LOW AS POSSIBLE.

3. THE MAINTENANCE FEE STATEMENTS FOR 2027 ARE BEING MAILED OUT DURING NOVEMBER. IF ANY PROPERTY OWNER DOES NOT RECEIVED THEIR STATEMENT PLEASE CALL THE HOA OFFICE AT: (979) 535-8978. THE FEES ARE DUE ON JANUARY 31, 2027. A LATE CHARGE OF $10 PER LOT WILL BE ASSESSED AFTER THAT DATE. A PAYMENT PLAN CAN BE ARRANGED BY CALLING THE HOA OFFICE.

9. NEW BUSINESS:

BCFPI'S D&O INSURANCE IS TO BE RENEWED FOR THE COMING YEAR (2027) ON JANUARY 1ST. THE CURRENT CARRIER IS STATE FARM. THE PREMIUM FOR LAST YEAR WAS $2,817.00. THE PREMIUM FOR THIS YEAR IS $3450.00 (22% INCREASE) WE WILL GET ADDITIONAL QUOTES AND WILL SWITCH TO A NEW INSURER IF THERE IS A SIGNIFICANT ADVANTAGE.

MOTION

10. CHANGE IN OWNERSHIP; SIX (7) LOTS

11. EXECUTIVE SESSION: (IF NEEDED)

12. ADJOURNMENT: NEXT MONTHLY MEETING, COMMUNITY BUILDING, **SATURDAY, DECEMBER 5, 2026**.
MOTION