

**BIRCH CREEK FOREST PROPERTIES,  
AGENDA REGULAR MEETING - JUNE 6, 2026**

1. PRESIDENT CALLS THE MEETING TO ORDER AND DECLARES A QUORUM PRESENT.
2. ADDITIONS OR CORRECTIONS TO THE MINUTES OF THE REGULAR MEETING OF MAY 2, 2026 AS POSTED.AND CIRCULATED. MOTION
3. TREASURER'S REPORT AS OF MAY 31, 2026. MOTION
4. THE BOARD WILL PRESENT THE DRAFT BUDGET FOR THE 2026-2027 FISCAL YEAR.

**5. ANNOUNCEMENTS:**

1. **SEPTEMBER ELECTIONS:** THIS YEAR THERE ARE **TWO** OPEN POSITIONS ON THE BOARD. THERE ARE **TWO** DIRECTORS WHOSE TERMS OF SERVICE WILL BE EXPIRING: 1.) **SCOTT HOWARD**, AND 2.) **ANN MARIE GALLAGHER**. THE TWO POSITIONS ARE TO BE FILLED BY ELECTIONS AT THIS YEAR'S ANNUAL MEETING ON SEPTEMBER 5TH. CANDIDATES MAY SUBMIT THEIR INTENTIONS TO RUN AT THE JULY OR AUGUST BOARD MEETING.
2. **VFD INDEPENDENCE DAY FUNDRAISER: SATURDAY, JULY 4, 2026 AT FIRE STATION**  
ALL FIREMEN ARE SELLING TICKETS FOR **B-B-Q PLATES \$15/PLATE** (500 WILL BE PREPARED)  
**SERVING 11:00 AM TO 1:00 PM ONLY**) RAFFLE TICKETS: **\$20/TICKET**, ONLY 500 TICKETS SOLD

**6. COMMITTEE REPORTS:**

**SWIMMING POOL:** DENNIS SHOOK (POOL RATE REMAINS \$50 FOR 2026 SEASON)

**ARCHITECTURAL:** TWO

1. 411 GAYWOOD – MANUFACTURED HOME INSTALLATION (RESUBMITTED) - MOTION
2. 401 BIRCH FOREST DRIVE – PAD INSTALLATION FOR HOME - MOTION

**ENHANCEMENT/SOCIAL:** COMMUNITY CLEAN UP DAY, FLAG MY YARD, COOKBOOKS, BIRTHDAY MONTH CELEBRATION DRAWING

**MAINTENANCE/GROUNDSKEEPING:** OPEN POSITION TO BE DISCUSSED IN EXECUTIVE SESSION.

**BUILDING RENTALS:** TWO PREVIOUS IN MAY. NONE SCHEDULED FOR JUNE AS OF YET.

**7. OLD (ONGOING) BUSINESS:**

1. DUMP CARDS DEACTIVATED FOR NON PAYMENT OF DUES.
2. REVISED RECORDS PRODUCTION POLICY, RECORD RETENTION POLICY, ELECTION AND VOTING POLICY, PAYMENT PLAN. MOTION
3. GENERAL UPDATE REGARDING LAWSUIT AND/OR OTHER LEGAL INQUIRIES
4. UPDATE ON IMPROVEMENT PROJECTS INCLUDING THE PARK GATE, THE POOL ENHANCEMENTS, CAMERA SYSTEM REPLACEMENT.

**8. NEW BUSINESS:**

1. RATIFICATION OF ACTIONS OUTSIDE A MEETING – RESOLUTION CEASING MOWING EASEMENTS
2. UPDATED AGENDA FORMAT TO REMOVE ITEMS NOT REQUIRED BY PROPERTY CODE.
3. THE SPRINKLER HEADS IN THE PARK NEED TO BE RELOCATED FROM CENTER OF PARK. BOARD APPROVAL TO PROCEED WITH HAVING THEM RELOCATED. MOTION
4. RECISSION OF RECORDED DOCUMENTS, HOA RULES AND REGULATIONS, ACC GUIDELINES, GRIEVANCE FORM AND APPROVE FINAL VERSIONS OF POLICIES TO INCLUDE IN THE NEW COMPILATION OF DEDICATORY INSTRUMENTS TO BE RECORDED. MOTION

**9. EXECUTIVE SESSION: (IF NEEDED)**

**10. RECONVENE: (IF NEEDED)**

**11. ADJOURNMENT:**

MOTION TO ADJOURN \_\_\_\_\_ SECOND \_\_\_\_\_ TIME \_\_\_\_\_

THE NEXT MONTHLY MEETING IS **SATURDAY, JULY 11, 2026 AT 9:00 AM** AT THE COMMUNITY BUILDING