

OTHER COMMITTEES: ENHANCEMENT/SOCIAL COMMITTEE: RENITA ANNOUNCED THAT **COMMUNITY CLEAN UP DAY** IS TENTATIVELY SCHEDULED FOR **MARCH 7TH**. CHECK THE FACEBOOK PAGE AS THIS DAY APPROACHES. THE HOA WILL RENT A LARGE ROLL-OFF DUMPSTER, LOCATED AT THE DUMP. VOLUNTEERS WILL HELP THEIR NEIGHBORS BRING REGULAR TRASH ITEMS THERE.

THIS YEAR'S PICNIC IN THE PARK IS SCHEDULED FOR **SATURDAY, APRIL 25TH**. THIS IS EARLIER THAN LAST YEAR SO IT WILL NOT CONFLICT WITH OTHER ACTIVITIES.

AFTER CONDUCTING A POLL, RENITA ANNOUNCED THIS YEAR'S CHRISTMAS PARTY IS SCHEDULED FOR **SATURDAY, DECEMBER 5TH**. **PLEASE MARK YOUR CALENDERS**.

MAINTENANCE: DUMP, BURNING, GROUNDSKEEPING, AND MOWING:

SCOTT HOWARD REPORTS HE OBTAINED A USED REFRIGATOR FOR THE COMMUNITY BUILDING FOR ONLY \$50. HE ALSO OBTAINED A NEW TIRE FOR THE TRACTOR WHICH NOW HAS TWO NEW FRONT TIRES.

GRIEVANCE: NONE THIS MONTH. BUILDING RENTALS: TWO THIS MONTH.

OLD (ONGOING) BUSINESS: PRESIDENT ODSTRCIL SAID THAT MAINTENANCE FEE STATEMENTS FOR 2026 WERE MAILED LAST NOVEMBER. IF ANY PROPERTY OWNER HAS NOT RECEIVED THEIR STATEMENT CALL THE HOA OFFICE (979.535.8978). FEES WERE DUE ON JANUARY 31. A LATE CHARGE (\$10/LOT) WAS ASSESSED.

RENITA REMINDS EVERYONE THAT AN ADDITIONAL LATE FEE OF \$10 PER LOT WILL BE ASSESSED FOR PROPERTY OWNERS WHO HAVE NOT PAID THEIR MAINTENANCE FEE BY MARCH 1ST.

PRESIDENT ODSTRCIL SAID THAT THE ENHANCEMENT SAVINGS ACCOUNT HAS BEEN CLOSED AND THE NEW ENHANCEMENT CHECKING ACCOUNT IS OPEN. WE CURRENTLY HAVE A BALANCE OF \$19,292. MONEY COLLECTED FROM FUNDRAISERS, PICNICS, FLAG MY YARD, AND GARAGE SALES GO IN THIS FUND. RENITA SAID WORK ON THE SPORTS COURT IS READY TO GO FORWARD. A MEETING WILL BE HELD TO CHOOSE CONTRACTORS FOR THE SLAB. SEVERAL PROPERTY OWNERS OFFERED SUGGESTIONS AS HOW TO PROCEED DURING THE SHORT DISCUSSION.

PRESIDENT ODSTRCIL REPORTS THERE HAVE BEEN NO NEW DEVELOPMENTS IN THE LAWSUIT.

RENITA REPORTS THAT SHE INTENDS TO HAVE THE RECORDS PRODUCTION POLICY AND ELECTIONS AND VOTING POLICY DOCUMENTS COMPLETED SOON.

PRESIDENT ODSTRCIL ANNOUNCED THAT WE HAVE NOT RECEIVED PAYMENT FOR THE INVOICE TEXAS PROPERTY CODE REQUIRES FOR AN ELECTION RECOUNT. THE REQUEST IS CONSIDERED AUTOMATICALLY WITHDRAWN IF PAYMENT IS NOT RECEIVED IN 30 DAYS. THIS MATTER IS CLOSED.

RENITA SAID SHE IS PREPARING A TOWN HALL PRESENTATION ON DEED RESTRICTIONS AND OTHER TOPICS REQUESTED BY MEMBERS. IF YOU HAVE A TOPIC TO DISCUSS LEAVE A NOTE IN THE MAIL SLOT AT THE OFFICE SOON, AS TIME IS NEEDED TO PREPARE SLIDES. NO DATE FOR THE TOWN HALL HAS BEEN SET.

NEW BUSINESS: RENITA REPORTS A PROPERTY OWNER HAD HIS THREE LOTS CONSOLIDATED INTO A SINGLE ADMINISTRATIVE "TRACT" AND NOW CLAIMS A REFUND ON HIS MAINTENANCE FEE BECAUSE HE HAS "ONE LOT; NOT THREE". THIS IS AN ERRONEOUS INTERPRETION OF TEXAS STATUTES AND LAW. HOA FEES, LIKE COUNTY TAXES, ARE BASED ON PROPERTY, AS ORIGINALLY PLATTED, IN THE PUBLIC RECORD. THE PROPERTY OWNER NEEDS TO CONTACT BURLESON CO. COMMISSIONER'S COURT, JUDGE SCHRODER (979.567.2333), THE DISTRICT ATTORNEY (979.567.2340) OR LAWYERS FOR A CORRECT INTERPRETATION OF LAW.

COMMENTS FROM THE BOARD: BIRTHDAY MONTH CELEBRATIONS: THE FIRST HOA BIRTHDAY DRAWING TOOK PLACE WHEN TWO BIRTHDAY MONTH MEMBERS NAME'S WERE PICKED BY LOT FOR JANUARY AND FEBRUARY. THEY EACH RECEIVED A \$20 GIFT CERTIFICATE. YOU DON'T HAVE TO BE PRESENT TO WIN, BUT YOU MUST SIGN UP.

A BOARD MEMBER ASKED HOW THE FLAG MY YARD WOULD BE ORGANIZED THIS YEAR.

COMMENTS FROM THE FLOOR: THERE WAS FURTHER DISCUSSION OF THE NEW SPORTS COURT; HOW BIG WOULD IT BE AND WHERE WOULD IT BE PLACED.

THERE WAS A SHORT DISCUSSION ON THE POOL AND THE TYPE OF FURNATURE THAT WOULD BE NEEDED.

THERE WAS A SHORT DISCUSSION FOR IMPROVING THE COMMUNITY BUILDING AND BOAT DOCK.

A PROPERTY OWNER ANNOUNCED A SUPER BOWL PARTY LOCATION.

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

ADJOURNMENT: THE BOARD MET IN EXECUTIVE SESSION TO DISCUSSED ADMINISTRATIVE DETAILS. PRESIDENT ODSTRCIL PROMISED TO CLARIFY THE HOA'S 501-C3 STATUS AS A NON PROFIT CORPORATION AND EXPLORE POSSIBLE TAX EXEMPT STATUS.

A MOTION TO ADJOURNE BY DENNIS SHOOK, SECONDED BY JOHN DUNKLEMAN, WAS UNANIMOUSLY APPROVED AT 10:40 AM. THE NEXT MONTHLY MEETING IS **SATURDAY, MARCH 7 AT 9:00 AM** IN THE COMMUNITY BUILDING. THESE MINUTES WERE APPROVED AT THE REGULAR MONTHLY MEETING.

OF THE 7th DAY March, 2026 John Dunkleman SECRETARY Quita Cottrill PRESIDENT.

BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
FEBRUARY 7, 2026

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET AT THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, FEBRUARY 7, 2026 AT 9:02 AM. PRESIDENT ODSTRCIL CALLED THE MEETING TO ORDER AND AFTER A SHORT PRAYER DECLARED A QUORUM PRESENT.

RENITA REMINDED EVERYONE TO SIGN THE LOG AND ALSO THE BIRTHDAY SIGN-UP SHEET FOR A CHANCE TO WIN A GIFT CARD ON THEIR BIRTH MONTH. YOU DO NOT HAVE TO BE PRESENT TO WIN.

MINUTES OF THE REGULAR MEETING OF JANUARY 3, 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 MEETINGS RECORDS.

THE TREASURER'S REPORT FOR JANUARY 31, 2026 WAS GIVEN BY TREASURER ANN MARIE GALLAGHER. SHE COMPLEMENTED EVERYONE ON THE GOOD RETURN ON PAYMENT OF THIS YEAR'S MAINTENANCE FEES BEFORE THE DUE DATE, JANUARY 31. SHE REMINDED EVERYONE THAT A \$10 PENALTY HAS BEEN ASSESSED FOR LATE PAYMENT OF MAINTENANCE FEES IN FEBRUARY. SHE NOTED IF ANYONE IS HAVING TROUBLE PAYING TO CONTACT THE OFFICE (979.535.8978) TO ARRANGE A PAYMENT PLAN.

ANN MARIE THANKED CHRISTY, OUR BOOKKEPPER, FOR GETTING A LOWER RATE FOR THE USE OF QUICK BOOKS. ANN MARIE ASKED FOR ANY QUESTIONS AND THERE BEING NONE. SHE MADE A MOTION, SECONDED BY SCOTT HOWARD, TO APPROVED THE REPORT AS PAID, WHICH PASSED UNANIMOUSLY. THE AMENDED REPORT WILL BECOME PART OF THIS MEETING'S RECORDS.

ANNOUNCEMENTS:

FLAG MY YARD: RENITA REMINDED EVERYONE THAT RENEWAL FOR 2026 CAN BE MADE BY CHECK OR THROUGH VENMO OR CASH APP. THE FIVE HOLIDAYS ARE: PRESIDENTS DAY, FEB. 16; MEMORIAL DAY, MAY 25; INDEPENDENCE DAY, JULY 4; LABOR DAY, SEPTEMBER 7; AND VETERN'S DAY, NOVEMBER 11. THE COST IS \$100 FOR 1 FLAG OR \$150 FOR 2 FLAGS. PLEASE PAY BEFORE PRESIDENT'S DAY, FEBRUARY 16. THANK YOU FOR YOUR CONTINUED SUPPORT.

BIRCH CREEK FOREST FAVORITE RECIPES COOKBOOK: RENITA ANNOUNCED THAT COOKBOOKS HAVE BEEN DELIVERED TO ALL THOSE WHO PREORDERED, BUT COOKBOOKS ARE STILL AVAILABLE AT THE OFFICE FOR \$20 EACH.

COMMITTEE REPORTS:

SWIMMING POOL: DENNIS SHOOK REPORTS POOL REPAIRS ARE COMPLETE. THE POOL WAS REPLASTERED; THE MAIN DRAIN WAS BROUGHT INTO COMPLIANCE; SKIMMERS WERE LEAK TESTED AND TWO WERE REPARED;AND MADE FUNCTIONAL; TILES WERE REATTACHED; CRACKS WERE REPAIRED; AND AN AUTO-FILL VALVE WAS INSTALLED.

ARCHITECTURAL: FIVE ARCHITECTURAL FORMS WERE APPROVED THIS MONTH.

1. DONALD EMERSON HAS APPLIED TO TO BUILD A METAL STORAGE BUILDING (16' x 20') ON HIS PROPERTY AT 1010 PARK VIEW LANE. UPON MOTION BY RENITA ODSTRCIL, SECONDED BY ANN MARIE GALLAGHER, THE ACC REPORT WAS APPROVED UNANIMOUSLY.

2. AMADO RODEA JR. HAS APPLIED TO INSTALL A TEMPORARY STORAGE BUILDING (CONNEX) ON HIS PROPERTY AT AT 300 SPRING OAK LANE. UPON MOTION BY RENITA ODSTRCIL, SECONDED BY DENNIS SHOOK, THE ACC REPORT WAS APPROVED BY MAJORITY VOTE WITH ANN MARIE VOTING NO.

3. TERRY BAGE HAS APPLIED TO EXTEND AN EXISTING SLAB FOR A COVERED PATIO / CARPORT AND REMOVE A STORAGE BUILDING ON HIS PROPERTY AT 301 KNOLL CREST LANE. UPON MOTION BY RENITA ODSTRCIL, SECONDED BY DENNIS SHOOK, THE ACC REPORT WAS APPROVED UNANIMOUSLY.

4. JAMES AND REBEKAH BRUCE HAVE APPLIED TO MODIFY A SECTION (APPROX. 180 FT) OF THEIR PREVIOUSLY APPROVED FENCE (NOVEMBER, 2025) TO INCLUDE WOODEN PICKETS ON THEIR PROPERTY AT 334 WOODVINE LANE. UPON MOTION BY RENITA ODSTRCIL, SECONDED BY JOHN DUNKLEMAN, THE ACC REPORT WAS APPROVED UNANIMOUSLY.

5. JUSTIN AND SHERRI NADRATOWSKI HAVE APPLIED TO HAVE A CHAIN LINK FENCE INSTALLED ON THEIR PROPERTY AT 505 SAGE BRUSH DRIVE. UPON MOTION BY RENITA ODSTRCIL, SECONDED BY SCOTT HOWARD, THE ACC REPORT WAS APPROVED UNANIMOUSLY.