

BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
MAY 2, 2026

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET AT THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, MAY 2, 2026 AT 9:03 AM. PRESIDENT ODSTRCIL CALLED THE MEETING TO ORDER AND AFTER A SHORT PRAYER DECLARED A QUORUM PRESENT.

MINUTES OF THE REGULAR MEETING OF APRIL 4, 2026 WHICH WILL BE POSTED AND CIRCULATED WERE APPROVED UNANIMOUSLY ON MOTION BY ANN MARIE GALLAGHER AND SECONDED BY SCOTT HOWARD. THESE MINUTES WILL BECOME PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT FOR APRIL 30, 2026 WAS GIVEN BY TREASURER ANN MARIE GALLAGHER. SHE WENT OVER THE PROFIT / LOSS SHEET WHICH SHOWS INCOME AND EXPENSES FOR LAST MONTH INCLUDING OUR RECENT PICNIC. SHE WENT OVER THE BALANCE SHEET AND GENERAL LEDGER WHICH SHOWS EACH EXPENDITURE AND DEPOSIT FOR THE MONTH. SHE NOTED THE LARGE POSITIVE NET INCOME BECAUSE OF THE GREAT SUCCESS OF THE PICNIC WITH LARGE PROCEEDS AND ANNUAL MAINTENANCE FEE PAYMENTS. A PROPERTY OWNER ASKED ABOUT RECENT SURVEY WORK BUT THE BOARD ASKED TO DEFER THIS DISCUSSION TO COMMENTS FROM THE FLOOR (SEE BELOW). THERE BEING NO FURTHER QUESTIONS, ANN MARIE MADE A MOTION, SECONDED BY RENITA, TO APPROVE THE REPORT AS PAID, WHICH PASSED UNANIMOUSLY. THIS REPORT WILL BECOME PART OF THIS MEETING'S RECORDS.

ANNOUNCEMENTS:

POOL OPENING: 2026 POOL SEASON: MARCH 1ST - OCTOBER 31ST

2026 POOL RATES REMAIN AT \$50 PER CARD.

FLAG MY YARD: RENITA REMINDED EVERYONE THAT RENEWAL FOR 2026 CAN BE MADE BY CHECK, VENMO, OR CASH APP. THE HOLIDAYS REMAINING ARE: INDEPENDENCE DAY, JULY 4; LABOR DAY, SEPTEMBER 7; AND VETERN'S DAY, NOVEMBER 11.

BIRCH CREEK FOREST FAVORITE RECIPES COOKBOOK: COOKBOOKS HAVE BEEN DELIVERED TO ALL THOSE WHO PREORDERED. COOKBOOKS ARE STILL AVAILABLE AT THE OFFICE FOR \$20 EACH. RENITA REPORTS THAT THE COOKBOOK PROJECT WAS HIGHLY SUCCESSFUL. WE NETED OVER \$3,900 WHICH WILL GO INTO THE ENHANCEMENT COMMITTEE FUND.

COMMUNITY CLEAN-UP DAY: HAS BEEN RESCEDED FOR SATURDAY, MAY 16TH SO AS NOT TO CONFLICT WITH MOTHER'S DAY CELEBRATIONS (MAY 10TH). WE HAVE THE LIST OF ACCEPTABLE TRASH ITEMS FOR THE DUMPSTER AT THE OFFICE. RENITA ASKS FOR VOLUNTEERS TO MEET ON MAY 16TH BETWEEN 9 AND 10 AM TO ASSIST ANYONE NEEDING HELP WITH LARGE ITEMS. LET US KNOW AT THE OFFICE IF YOU NEED HELP.

COMMITTEE REPORTS:

SWIMMING POOL: DENNIS SHOOK REPORTS THE POOL IS IN GOOD CONDITION. A PROPERTY OWNER NOTICED THE BASKET IN THE SECOND SKIMMER IS TOO LIGHT AND LETS DEBRIS INTO THE PUMP CIRCULATION LOOP. ANOTHER PROPERTY OWNER NOTICED THAT THE SKIMMER DOORS GET STUCK WITH DEBRIS RESTRICTING PUMP FLOW WITH AIR GETTING INTO THE PUMP SUCTION. THE POOL SHOULD BE CHECKED EVERY DAY AS THE CONTRACTOR IS ONLY HERE EVERY SECOND OR THIRD DAY. THANKS TO PROPERTY OWNERS FOR CAREFULLY LOOKING AFTER THE POOL. WE APPRECIATE YOUR HELP AND WILL MAKE CORRECTIONS.

ARCHITECTURAL: THREE

1. ROBERT CLAYTON HAS APPLIED TO BUILD A FENCE ON HIS PROPERTY AT 701 BIRCH FOREST DRIVE (SEC. 3; BLK. 11; LOTS 11, 12, 13, AND 14). UPON A MOTION BY DENNIS SHOOK, SECONDED BY SCOTT HOWARD, THE ACC REPORT WAS ACCEPTED UNANIMOUSLY.

2. CLARANCE AND PAMELA WARNCKE HAVE APPLIED TO REPLACE THE WOOD DECKING BEHIND THEIR HOUSE ON THEIR PROPERTY AT 309 WOODVINE LANE (SEC. 3; BLK. 8; LOTS 92 AND 93). UPON A MOTION BY RENITA ODSTRCIL, SECONDED BY SCOTT HOWARD, THE ACC REPORT WAS ACCEPTED UNANIMOUSLY.

3. DENNIS SHOOK HAS APPLIED TO INSTALL A DOUBLE WIDE MOBIL HOME ON HIS PROPERTY AT 411 GAYWOOD LANE (SEC. 5; BLK. 1; LOTS 1, 2, 3, 4, AND 5) THE BOARD DECIDED TO TABLE THIS REQUEST UNTIL NEXT MONTH AS FURTHER CONSULTATION WITH THE ACC COMMITTEE IS NEEDED.

ENHANCEMENT/SOCIAL COMMITTEE: COMMUNITY CLEAN-UP DAY SATURDAY, MAY 16TH.

MAINTENANCE: DUMP, BURNING, GROUNDSKEEPING, AND MOWING:

SCOTT HOWARD REPORTS THAT THE DUMP IS OPERATING SMOOTHLY. SCOTT HAS RESIGNED AS MAINTENANCE CONTRACTOR AND HE REMINDS ALL THOSE INTERESTED IN THIS POSITION TO BE SURE TO SUBMIT THEIR QUOTES BY THE MAY 15, 5:00 PM DUE DATE. RFQ (REQUEST FOR QUOTE) FORMS ARE AVAILABLE AT THE OFFICE (979.535.8978) EVERY DAY BETWEEN 3 TO 5 PM OR BY APPOINTMENT.

GRIEVANCE:

NONE

BUILDING RENTALS: ONE

OLD (ONGOING) BUSINESS:

PRESIDENT ODSTRCIL SAID THAT MAINTENANCE FEE STATEMENTS FOR 2026 WERE MAILED LAST NOVEMBER. FEES WERE DUE ON JANUARY 31. A PROPERTY OWNER ASKED, HOW WAS THE RESPONSE FOR MAINTENANCE FEE PAYMENTS THIS YEAR. OUR BOOKKEEPER SAID THAT ONLY 33 PAYMENTS WERE NOT MADE AND THAT THIS IS A PARTICIPATION RATE OF OVER 92%. THIS YEAR WAS EVEN BETTER THAN LAST YEAR. MOST OF THE NON-PARTICIPANTS HAVE PASSED AWAY AND WE HAVE NOT BEEN ABLE TO CONTACT THEIR HEIRS YET.

RENITA REPORTS THAT THE RECORDS PRODUCTION POLICY AND ELECTIONS AND VOTING POLICY DOCUMENTS ARE STILL PENDING.

PRESIDENT ODSTRCIL REPORTS THE LAWSUIT IS ACTIVE AND PROGRESSING.

NEW BUSINESS: NONE
COMMENTS FROM THE BOARD:

BIRTHDAY MONTH CELEBRATION: THE WINNER WHOSE BIRTHDAY IS THIS MONTH, RECEIVED A \$20 GIFT CARD. YOU MUST SIGN-UP TO TAKE PART, BUT YOU DON'T HAVE TO BE PRESENT TO WIN.

PICNIC REPORT: RENITA REPORTS THE SECOND ANNUAL PICNIC-IN-THE-PARK WAS AN ASTONISHING SUCCESS. THERE WERE TWICE AS MANY VENDORS AS LAST YEAR AND TWICE AS MANY COOK-OFF PARTICIPANTS AND MANY MORE SPONSERS AND THIS YEAR THERE WAS LIVE MUSIC. GROSS PROCEEDS WERE \$5,400, WITH EXPENCES OF \$700, MUCH LESS THAN LAST YEAR, NETTING \$4700. THIS IS MUCH GREATER THAN LAST YEAR'S \$1900. ALL PROCEEDS WILL BE USED BY THE ENHANCEMENT COMMITTEE FUND TO IMPROVE THE SUBDIVISION.

A PROPERTY OWNER ASKED ABOUT THE NEW GATE BEING INSTALLED AT THE PARK. THE RAIN HAS DELAYED IT'S COMPLETION. THE GATE IS IN PLACE BUT THE CULVERT NEEDS TO BE EXCAVATED AND COVERED WITH GRAVEL. THE GATE IS BEING INSTALLED WITH VOLUNTEER LABOR AND WE THANK OUR NEIGHBORS WHO HAVE CONTRIBUTED TO THIS EFFORT.

COMMENTS FROM THE FLOOR:

A PROPERTY OWNER WANTED TO KNOW WHY A SURVEY WAS DONE ON THE DRAINAGE EASEMENT BETWEEN HIS PROPERTY AND HIS NEIGHBOR'S. PRESIDENT ODSTRCIL SAID THAT IT WAS DONE TO SETTLE A LONG STANDING ISSUE WITH THE COUNTY TO RELOCATE THE CULVERT FEEDING THE EASEMENT. HIS NEIGHBOR HAD REQUESTED THIS BE DONE TO RELIEVE IT CAUSES EXCESSIVE EROSION TO HER PROPERTY. AT THE TIME, THE COUNTY SAID WITHOUT A SURVEY, MOVING THE CULVERT COULD NOT BE DONE. THE SURVEY WILL ALLOW HIS NEIGHBOR TO APPEAL TO THE COUNTY, AGAIN, TO FIX THE CULVERT.

THE PROPERTY OWNER SAYS THERE IS NOTHING WRONG WITH THE CULVERT AND EASEMENT AS THEY ARE NOW. THE DRAINAGE AND EROSION ARE OK WITH HIM AND HE BELIEVES, IF ANY CHANGE IS MADE, HIS PROPERTY WILL FLOOD. HIS NEIGHBOR DENYS THIS. SHE MAINTAINS IT IS HER RIGHT TO PROTECT HER PROPERTY FROM EROSION AND TO ASK THE COUNTY FOR ASSISTANCE. AFTER MUCH CONVERSATION, AS NO NEW FACTS WERE PRESENTED, RENITA ASKED FOR THE DISCUSSION TO CEASE.

RENITA ASKED OWNERS, WHO IS RESPONSIBLE FOR MAINTAINING THE EASEMENT? THEY EITHER DID NOT KNOW OR SAID IT WAS THE HOA'S RESPONSIBILITY. RENITA SAID THIS IS NOT TRUE. THE COUNTY IS RESPONSIBLE. SHE PROMISED TO RESEARCH THE ISSUE AND REPORT AT THE NEXT BOARD MEETING.

THE PROPERTY OWNER SAID COMMON SENSE WOULD DICTATE NOTHING BE DONE. RENITA SAID WHEN FUNDAMENTAL QUESTIONS ARE RAISED, IT IS TO EVERYONE'S ADVANTAGE TO FIND THE CORRECT ANSWER, IN LAW, IF ONLY, TO PREVENT MORE CONFUSION IN THE FUTURE. THE BOARD HAS A DUTY TO BE FAIR TO EVERYONE AND MAINTAIN CORRECT BOUNDRIES ACCORDING TO PLAT DOCUMENTS.

PRESIDENT ODSTRCIL APPEALS TO EVERYONE TO COOPERATE WITH THE COUNTY AND NOTED THAT TAMPERING WITH SURVEY STAKES CAN BE CONSIDERED CRIMINAL MISCHIEF.

CHANGE IN OWNERSHIP: TWO

<u>NEW OWNER</u>	<u>SEC</u>	<u>BLK</u>	<u>LOT</u>	<u>PREVIOUS OWNER</u>
RAUL ZUNIGAL	6	30	20, 21, 22	DALE LANGFORD
ANTHONY AND PAMELA MCNALLY	1	4	5, 6, 7	DEBBIE NOSKI

ADJOURNMENT: A MOTION TO ADJOURNE BY RENITA ODSTRCIL, SECONDED BY ANN MARIE GALLAGHER, WAS UNANIMOUSLY APPROVED AT 9:58 AM. THE NEXT MONTHLY MEETING IS SATURDAY, MAY 2 AT 9:00 AM.

OF THE 6 DAY June, 2026 John Dupleman SECRETARY Renita Odstrcil PRESIDENT.

EXECUTIVE SESSION: THE BOARD MET IN EXECUTIVE SESSION TO DISCUSS LEGAL AND PROPERTY RELATED MATTERS. NO FORMAL DECISIONS WERE MADE AND NO VOTES WERE TAKEN.