

**BIRCH CREEK FOREST PROPERTIES,  
REGULAR MEETING MARCH 7, 2026  
AGENDA**

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

2. ADDITIONS OR CORRECTIONS TO THE MINUTES OF THE REGULAR MEETING OF FEBRUARY 7, 2026 AS POSTED.AND CIRCULATED.

MOTION TO APPROVE \_\_\_\_\_ SECOND \_\_\_\_\_ VOTE \_\_\_\_\_

3. TREASURER'S REPORT AS OF FEBRUARY 28, 2026.

APPROVE BILLS PAID MOTION \_\_\_\_\_ SECOND \_\_\_\_\_ VOTE \_\_\_\_\_

4. **ANNOUNCEMENTS:**

1. **BURN BAN IN EFFECT:** BURN BAN DECLARED ON MONDAY, FEBRUARY 9, 2026 AT 12:00 PM.
2. **POOL OPENING: 2026 POOL SEASON (MARCH 1ST – OCTOBER 31ST)**  
YOU CAN START BRINGING YOUR ACCESS CARDS BY THE OFFICE FOR POOL ACCESS.  
ACTIVATION BEGINNING MARCH 1ST. 2026 RATES REMAIN AT \$50 PER CARD.
3. **FLAG MY YARD:** RENEWAL FOR 2026 CAN BE MADE BY CHECK OR THROUGH VENMO OR CASH APP. THE FIVE HOLIDAYS ARE: PRESIDENTS DAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY,AND VETERAN'S DAY. THE COST IS \$100 FOR 1 FLAG OR \$150 FOR 2 FLAGS. THANK YOU FOR YOUR CONTINUED SUPPORT! PLEASE PAY BEFORE PRESIDENT’S DAY FEB 16<sup>TH</sup>
4. **COOKBOOKS: BIRCH CREEK FOREST FAVORITE RECIPES COOKBOOKS** ARE STILL AVAILABLE IN THE OFFICE FOR \$20.00 EACH.
5. **TOWN HALL DEED RESTRICTIONS:** SCHEDULED FOR 4pm-6pm TODAY

5. **COMMITTEE REPORTS:**

**SWIMMING POOL:** DENNIS SHOOK - \$25,814.50 TOTAL FOR REPAIRS

**ARCHITECTURAL:** NONE; ONE REQUEST FOR VARIANCE

DANIEL PLESS HAS MADE A REQUEST FOR A VARIANCE FOR HIS PROPERTY AT 409 BIRCH HILL INVOLVING THE SET BACK REQUIREMENT.

MOTION TO ACCEPT \_\_\_\_\_ SECOND \_\_\_\_\_ VOTE \_\_\_\_\_

**OTHER COMMITTEES:**

**ENHANCEMENT/SOCIAL:** COMMUNITY CLEAN UP DAY TENTATIVELY SCHEDULED FOR May 2<sup>nd</sup> AND PICNIC IN THE PARK SCHEDULED FOR APRIL 25<sup>TH</sup>

**MAINTENANCE:**

**GRIEVANCE:**

**BUILDING RENTAL:** TWO.

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

1. THE MAINTENANCE FEE STATEMENTS FOR 2026 WERE MAILED OUT LAST NOVEMBER. IF ANY PROPERTY OWNER HAS NOT RECEIVED THEIR STATEMENT PLEASE CALL THE HOA OFFICE AT (979) 535-8978. THE FEES WERE DUE ON JANUARY 31, 2026. A LATE CHARGE OF \$10 PER LOT PER MONTH HAS BEEN ASSESSED AFTER THAT DATE. A PAYMENT PLAN CAN BE ARRANGED BY CALLING THE HOA OFFICE.
2. THE ENHANCEMENT SAVINGS ACCOUNT HAS BEEN CLOSED AND THE NEW ENHANCEMENT

CHECKING ACCOUNT IS OPEN. WE CURRENTLY HAVE A BALANCE OF \$20,585.47

- 3. RECORDS PRODUCTION POLICY AND THE ELECTION AND VOTING POLICY PENDING.
- 4. THE BOARD IS PREPARING A TOWN HALL PRESENTATION REGARDING DEED RESTRICTION TOPICS REQUESTED BY MEMBERS. SCHEDULED FOR 4pm-6pm TODAY.
- 5. LITIGATION UPDATE

7. **NEW BUSINESS:** REVIEW THE THREE BIDS FOR THE SPORTSCOURT.

MOTION TO ACCEPT \_\_\_\_\_ SECOND \_\_\_\_\_ VOTE \_\_\_\_\_

8. **COMMENTS FROM THE BOARD:**

9. **COMMENTS FROM THE FLOOR:**

10. **CHANGE IN OWNERSHIP:** NONE 9.

NEW OWNER	SEC	BLK	LOT	PREVIOUS OWNER
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11. **ADJOURNMENT:** THE BOARD WILL GO INTO EXECUTIVE SESSION IF NECESSARY AND RECONVENE TO CLOSE THE MEETING.

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

**PLEASE NOTE:** THE NEXT MONTHLY MEETING IS **SATURDAY, APRIL 4, 2026 AT 9:00 AM** AT THE COMMUNITY BUILDING.