

**BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
SEPTEMBER 7, 2024**

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET AT THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, SEPTEMBER 7 AT 9:02 AM. PRESIDENT RENITA ODSTRCIL CALLED THE MEETING TO ORDER, THERE BEING A QUORUM PRESENT.

PRIOR TO CALL TO ORDER PRESIDENT ODSTRCIL ANNOUNCED THAT THERE WILL BE A LUNCHEON HERE IN THE COMMUNITY BUILDING AFTER THE ANNUAL MEETING TODAY. ALL ARE INVITED.

MINUTES OF THE REGULAR BOARD MEETING HELD AUGUST 3, 2024, WHICH WERE POSTED AND CIRCULATED, WERE APPROVED ON A MOTION BY DENNIS SHOOK AND SECONDED BY SCOTT HOWARD. THESE MINUTES WILL BECOME PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT AS OF AUGUST 31, 2024 WAS GIVEN BY ANN MARIE GALLAGHER. A MOTION BY ANN MARIE, SECONDED BY DENNIS SHOOK, UNANIMOUSLY APPROVED THE REPORT AS PAID. THIS REPORT IS TO BECOME PART OF THIS MEETING'S RECORDS.

COMMITTEE REPORTS:

SWIMMING POOL:

DENNIS SHOOK STATED THAT THE POOL IS IN GOOD SHAPE. HE NOTED THAT THE POOL MAINTENANCE CONTRACTOR, TRUE LIGHT POOLS, HAS BEEN DOING MAINTENANCE TWICE A WEEK BECAUSE HEAVY RAIN EARLIER IN THE YEAR WASHED MUD AND TRASH INTO THE POOL. HE SAID THAT THIS PROBLEM HAS BEEN FIXED BY NEW GUTTERS INSTALLED AT THE POOL RESTROOMS AND BY VOLUNTEERES WHO BUILT A BERM AND EXCAVATED AROUND BUILDINGS TO DIRECT RUNOFF AWAY FROM THE POOL. THE COUNTY ALSO HELPED OUT BY RETRENCHING THE DRAINAGE DITCHES AROUND THE PARKING LOT. IN ADDITION HE THANKED SCOTT HOWARD AND VOLUNTEERES FOR REPAIRING A LEAK ON THE POOL WATER SUPPLY LINE. A PIPE TEE WAS PLACED IN THE SUPPLY LINE SO THAT WATER COULD BE ROUTED TO THE COMMUNITY BUILDING AND POOL RESTROOMS. THIS WILL ELIMINATE A WATER METER FOR A COST SAVINGS. WITH THIS WORK BEING COMPLETED, CONTRACT POOL MAINTENANCE CAN BE CUT BACK TO ONCE/WEEK OR ONCE/2 WEEKS, FOR MORE SAVINGS.

ARCHITECTURAL: FOUR

DONALD EMERSON HAS APPLIED TO BUILD A WOOD FRAME HOUSE WITH FIBER CEMENT SIDING AND ASPHALT SHINGLES ON HIS PROPERTY AT 1010 PARKVIEW LANE. UPON MOTION BY DENNIS SHOOK, SECONDED BY SCOTT HENRY, THE BOARD APPROVED UNANIMOUSLY.

JOHN DUNKLEMAN HAS APPLIED TO REPAIR A DRAINAGE DITCH IN THE GREEN AREA BETWEEN HIS TWO LOTS WHICH MAY UNDERMINE HIS GARAGE ON HIS PROPERTY AT 315 WOODVINE LANE. THE ARCHITECTURAL COMMITTEE SAYS THAT NO APPROVAL IS NECESSARY AS THIS IS A DRAINAGE AND LANDSCAPING ISSUE WHICH IS NOT THEIR PURVIEW.

COLTER AND CINDY GASWINT HAVE APPLIED TO BUILD A HOUSE ON THEIR PROPERTY AT 404 BIRCH HILL LANE. UPON MOTION BY DENNIS SHOOK, SECONDED BY SCOTT HOWARD, THE BOARD UNANIMOUSLY, BUT PROVISIONALLY (UPON RECEIPT OF ALL ARCHITECTURAL COMMITTEE MEMBERS SIGNATURES) APPROVED.

SHARON ANGELLO HAS APPLIED TO BUILD A FENCE ON HER PROPERTY AT 348 RIDGE VIEW LANE. UPON MOTION BY DENNIS SHOOK, SECONDED BY SCOTT HENRY, THE BOARD APPROVED UNANIMOUSLY.

OTHER COMMITTEES:

ENHANCEMENT/SOCIAL COMMITTEE: WORK HAS STARTED ON BASKETBALL/PICKLEBALL COURT.

DEED RESTRICTION REVISION COMMITTEE: COMMITTEE IS MEETING AS OFTEN AS POSSIBLE. THEY HAVE DECIDED TO CREATE A WORD DOCUMENT TO CONTAIN ALL THE CHANGES PROPOSED FOR THE DEED RESTRICTIONS.

COMMITTEE REPORTS: (Continued)

MAINTENANCE: THE DUMP TRACTOR HAS BEEN REPAIRED. HYDRAULIC HOSES, WATER PUMP AND RADIATOR HAVE ALL BEEN REPLACED AND THE TRACTOR IS WORKING FINE. IN ADDITION, A LOT OF CLEANUP WORK BY VOLUNTEERS HAS BEEN DONE RECENTLY. POT HOLES WERE FILLED IN WITH PURCHASED ASPHALT FILLER. THANKS TO THE V.F.D. FOR THE GRAVEL THEY GAVE US FOR THE ROAD AT THE DUMP ENTRANCE.

GRIEVANCE: A PROPERTY OWNER SUBMITTED A GRIEVANCE COMPLAINING ABOUT A DEAD TREE ON THE PATH TO THE POND AND LIMBS HANGING ACROSS THEIR FENCE. ANOTHER PROPERTY OWNER WANTS HIS NEIGHBOR TO FIX-UP THEIR DILAPIDATED PROPERTY.

THE BOARD PROMISED TO CONTACT THE OWNERS OF THESE PROPERTIES AND ASK THEM TO MAKE THE NECESSARY IMPROVEMENTS. A PROPERTY OWNER SUGGESTED THE BOARD CONTACT THE COUNTY HEALTH DEPARTMENT AND ENLIST THEIR AID. ANOTHER SUGGESTED THAT LIENS BE PLACED ON PROPERTIES THAT WERE NOT IN COMPLIANCE WITH DEED RESTRICTIONS.

MEMBERS OF THE BOARD POINTED OUT THAT WE NOW HAVE PROCEDURES IN PLACE TO ENCOURAGE COMPLIANCE TO ALL THE DEED RESTRICTIONS. THIS HOWEVER IS A PROCESS THAT WILL TAKE TIME TO PLAY OUT AND DOES NOT ALWAYS RESULT IN IMMEDIATE COMPLIANCE.

BUILDING RENTAL: ONE, SATURDAY, SEPTEMBER 28 FROM 12:00 TO 3:00PM.

THERE WAS A GENERAL DISCUSSION ON BUILDING RENTALS. WE NOW HAVE A COMMITTEE TO HANDLE ALL BUILDING RENTALS. ANYONE WISHING TO RENT THE COMMUNITY BUILDING PLEASE CONTACT KATHY HOWARD (713.828.7844) OR TINA BOLTON (832.773.4100).

OLD BUSINESS: NONE

NEW BUSINESS: NONE

COMMENTS FROM THE BOARD:

RENITA REMINDS EVERYONE THERE WILL BE A LUNCHEON HERE IN THE COMMUNITY BUILDING AFTER THE ANNUAL MEETING TODAY. ALL ARE INVITED.

THANKS TO THE COUNTY WHO WORKED IN OUR SUBDIVISION IMPROVING DRAINAGE THE WEEK OF AUGUST 18. THEY ALSO INSTALLED A NEW CULVERT AT THE CORNER OF BURNT STUMP AND RIPPLE CREEK.

COMMENTS FROM THE FLOOR:

A PROPERTY OWNER ASKED IF THE WATER SUPPLY METER FOR THE POOL WOULD BE MOVED ONTO HOA PROPERTY AND THEY WERE TOLD THAT THERE ARE PLANS TO DO THAT AS PART OF THE OTHER WORK THE M.U.D. IS DOING.

CHANGE IN OWNERSHIP: THREE

<u>NEW OWNER</u>	<u>SEC</u>	<u>BLK</u>	<u>LOT</u>	<u>PREVIOUS OWNER</u>
PHILIP AND KRIS KOSTECKA	5	3	11	LYNDA MENDIZABAL
HUGO AND NANCY TELLEZ	3	8	13, 14, 15, 16	DANA POMERENKE AND CONNIE BOHON
GERARD TRUJILLO	3	9	1, 2	SIEH FAMILY INVESTMENTS

ADJOURNMENT:

MOTION TO ADJOURNE BY SCOTT HOWARD, SECONDED BY ANN MARIE GALLAGHER WAS UNANIMOUSLY APPROVED AT 9:44 AM. THE NEXT MONTHLY MEETING IS **SATURDAY, OCTOBER 5, 2024 AT 9:00 AM** IN THE COMMUNITY BUILDING. THE ANNUAL MEETING WILL FOLLOW TODAY AT **10:00 AM** IN THE COMMUNITY BUILDING. THESE MINUTES WERE APPROVED AT REGULAR MONTHLY MEETING:

OF THE _____ DAY _____, 2024 _____ SECRETARY _____ PRESIDENT