

**BIRCH CREEK FOREST PROPERTIES, INC.  
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS  
SEPTEMBER 4, 2021**

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET IN THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, SEPTEMBER 4, 2021 AT 8:02 A.M.  
PRESIDENT MELVIN LEHMANN CALLED THE MEETING TO ORDER, THERE BEING A QUORUM PRESENT.

MINUTES OF THE REGULAR BOARD MEETING HELD AUGUST 7, 2021 WHICH WERE POSTED AND CIRCULATED WERE APPROVED UPON MOTION BY MELVIN LEHMANN AND SECONDED BY CHRIS HENNING.  
THE MINUTES WILL BECOME PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT AS OF AUGUST 31, 2021 WAS GIVEN BY TREASURER JOHN SCHOELLMAN.  
UPON MOTION BY JOHN SCHOELLMAN AND SECONDED BY JOHN DUNKLEMAN, THE BOARD UNANIMOUSLY APPROVED THE REPORT AS PAID. THE REPORT IS TO BECOME PART OF THIS MEETING'S RECORDS.

**COMMITTEE REPORTS:**

**SWIMMING POOL:**

JERRY SAYS THE POOL IS LOOKING GOOD. THE RECENT HEAVY RAINS AND RUNOFF HAVE REQUIRED MORE TREATMENT CHEMICALS TO KEEP THE WATER FROM BECOMING CLOUDLY.

**THE POOL WILL BE CLOSED FOR THE SEASON AFTER THURSDAY, SEPTEMBER 30, 2021**

**ABATEMENT:** NONE

**ARCHITECTURAL:** ONE

DAVID HALE HAS APPLIED TO INSTALL A SEPTIC SYSTEM AND A HOUSE ON HIS PROPERTY AT 207 NOTRTHWOOD DRIVE. A MOTION TO ACCEPT BY DAVE SMITH, SECONDED BY MELVIN LEHMANN WAS APPROVED UNANIMOUSLY.

**GRIEVANCE:** NONE

A PROPERTY OWNER COMPLAINED HIS NEIGHBOR'S PROPERTY IS NOT BEING KEPT UP AND HAS ESSENTIALLY BEEN ABANDONED ALONG WITH A TRUCK AND REFRIGATOR. HE HAS COMPLAINED TO THE COUNTY ENVIROMENTAL OFFICER, WHO AT FIRST COULD NOT HELP HIM. HE SAYS THE PROPERTY CONSTITUTES A PUBLIC NUISANCE AND THE COUNTY AUTHORITIES DO HAVE THE POWER TO ACT. PRESIDENT LEHMANN PROMISED TO SEND A LETTER TO THE PROPERTY OWNER AND TO CONTACT OUR ATTORNEY TO FIND OUT WHAT MORE THE BOARD CAN DO. WE WILL ALSO CONTACT THE COUNTY AUTHORITIES. MELVIN ASKED PROPERTY OWNERS TO HELP THE BOARD AND REPORT ON PROPERTIES IN VIOLATION OF DEED RESTRICTIONS. A PROPERTY OWNER STATED THAT HE WOULD BE GLAD TO HELP THE BOARD.

**BUILDING RENTAL:** NONE

**OLD BUSINESS:**

MELVIN STATED THAT A CONTRACTOR HAS REMOVED SEVERAL DEAD TREES AT THE DUMP.  
THE FENCE WILL BE FIXED NEXT.

A LOCKSMITH WAS CALLED TO REPAIR THE LOCK ON THE MEN'S RESTROOM AT THE POOL.

LAST MONTH A PROPERTY OWNER COMPLAINED THE EASEMENT IN FRONT OF HIS PROPERTY ON PR 57 IS NOT BEING MOWED. MELVIN, THE MOWERS, AND THE PROPERTY OWNER, AFTER EXAMING THE AREA, DECIDED THAT IT WOULD BE A VERY DIFFICULT JOB BUT THEY WILL FIND A WAY TO DO IT SAFELY.

MELVIN STATED THAT SINK HOLES IN THE GREENWAY NEXT TO THE ROAD NEAR LEANING OAK WILL BE FILLED IN BY THE COUNTY AS PER AGREEMENT WITH COMISSIONER CAROL HILL.

**OLD BUSINESS: (continued)**

MELVIN NOTED THAT SIGNATURES ARE BEING COLLECTED BY RICKIE DESHOTEL FOR A PETITION TO THE COUNTY TO LOWER THE SPEED LIMIT IN THE SUBDIVISION AND OTHER TRAFIC IMPROVEMENTS. PLEASE SEE HIM IF YOU WISH TO SIGN THE PETITION.

**NEW BUSINESS:**

PRESIDENT MELVIN LEHMANN STATED THAT THE **ANNUAL SEPTEMBER MEETING** WILL FOLLOW THIS MONTHLY MEETING, HERE AT THE COMMUNITY BUILDING, AT 10:00 AM.

**COMMENTS FROM THE BOARD:** NONE

**COMMENTS FROM THE FLOOR:**

A PROPERTY OWNER NOTED THAT UNDERAGE YOUNGSTERS ARE DRIVING GOLF CARTS UNACCOMPANIED BY A LICENSED DRIVER WHICH IS A VIOLATION OF DEED RESTRICTIONS. MELVIN NOTED THE RULES FOR GOLF CARTS ARE POSTED ON OUR BULLETIN BOARD AND URGES EVERYONE TO FOLLOW THE RULES..

MELVIN ALSO STATED THAT HE CALLED THE COUNTY COMISSIONER, CAROL HILL, AND INVITED HER TO SPEAK TO US TODAY TO ANSWER ANY QUESTIONS WE MIGHT HAVE BUT SHE HAD PREVIOUS COMMITMENTS.

ANOTHER PROPERTY OWNER ASKED ABOUT PROGRESS ON CLEARING THE ASPHALT AND STONES FROM THE OLD TENNIS COURT AREA. MELVIN SAID THAT HE HAS SPOKEN WITH A CONTRACTOR AND WILL SCHEDULE TO HAVE THIS DONE.

ANOTHER PROPERTY OWNER ASKED ABOUT THE FOOD TRUCK BEING ALLOWED TO COME INTO THE SUBDIVISION AND USE THE PARKING LOT AT THE POOL. MELVIN STATED THAT THEY NEED TO PROVIDE THE BOARD WITH COPIES OF PROOF OF INSURANCE AND THAT WE WOULD THEN CHECK WITH OUR ATTORNEY.

**CHANGE IN OWNERSHIP:** NINE

<u>NEW OWNER</u>	<u>SEC</u>	<u>BLK</u>	<u>LOT</u>	<u>PREVIOUS OWNER</u>
HAROLD AND SHIRLEY GRANT	2	1	1, 2	NANCY AND JASON BICE
NANCY AND JASON BICE	3	9	3	TONIA HUTCHINSON
RANDAL AND SANDRA WILLOUGHBY	3	9	3	NANCY AND JASON BICE
NANCY BICE	4	15	95	SHERIFF SALE
AMY AND WILLIAM REYNOLDS	5	7	8, 17	SHARON FREGIA
JUSTIN AND CHERYL MCCOLLUM	5	7	8, 17	AMY AND WILLIAM REYNOLDS
RANDAL AND GINA SCHOENER	3	5	18	ARTHUR AND MI HELSTEAD
RANDAL AND GINA SCHOENER	3	5	19	DWIGHT ACREE
BOBBY AND SUZANNE HOOD	1	4	9,10	DEBBIE NOSKI

THE BOARD WENT INTO EXECUTIVE SESSION AT 8:55 AM AND RECONVENED AT 9:25 AM. THERE BEING NO FURTHER BUSINESS, A MOTION BY MELVIN LEHMANN, SECONDED BY DAVE SMITH, TO ADJOURN THE MEETING WAS APPROVED AT 9:26 AM.

BCFPI'S NEXT MONTHLY MEETING WILL BE **SATURDAY, OCTOBER 2, 2021 AT 8:00 AM** IN THE COMMUNITY BUILDING. THESE MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS IN THE REGULAR MONTHLY BOARD MEETING OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
SECRETARY

\_\_\_\_\_  
PRESIDENT