

**BIRCH CREEK FOREST PROPERTIES, INC.  
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS  
JUN 5, 2021**

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET IN THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, JUNE 5, 2021 AT 8:04 A.M. PRESIDENT MELVIN LEHMANN CALLED THE MEETING TO ORDER, THERE BEING A QUORUM PRESENT.

MINUTES OF THE REGULAR BOARD MEETING HELD MAY 1, 2021 WHICH WERE POSTED AND CIRCULATED WERE APPROVED UPON MOTION BY MELVIN LEHMANN AND SECONDED BY DAVE SMITH. THE MINUTES WILL BECOME PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT AS OF MAY 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 REPORTS THAT THE POOL WATER CONTINUES TO BE FOULED BY EXCESSIVE RAIN RUNOFF. HE CLEANED THE POOL AND ALTHOUGH THE WATER IS SLIGHTLY CLOUDY, THE POOL IS SAFE AND REMAINS OPEN. MELVIN PROPOSES THAT A BERM BE BUILT TO PREVENT POOL SHUTDOWNS WHICH WILL BE DISCUSSED UNDER COMMENTS FROM THE BOARD BELOW.

**ABATEMENT:** NONE

**ARCHITECTURAL:** NONE

**GRIEVANCE:** TWO, VERBAL COMPLIANTS

TWO PROPERTY OWNERS COMPLAINED OF EXCESSIVE NOISE COMING FROM THEIR NEIGHBOR'S PROPERTY DURING THE MEMORIAL DAY HOLIDAY AFTER 10:00 PM. MELVIN STATED THAT THIS IS IN VIOLATION OF COUNTY WIDE ORDINANCE AND THE COUNTY SHERIFF'S OFFICE SHOULD BE CALLED IMMEDIATELY SHOULD THIS HAPPEN AGAIN.

**BUILDING RENTAL:** ONE, SATURDY, JUNE 5, 2021

**OLD BUSINESS:**

**ANNOUNCEMENTS:**

THIS YEAR'S **INDEPENDENCE DAY BIRCH CREEK FOREST V.F.D. FUNDRAISER WILL BE ON SATURDAY, JULY 3** AT THE FIRE STATION. THE SAME CATERER WILL BE PROVIDING THE BBQ AS LAST YEAR, WHICH PROVED A GREAT SUCCESS. SERVING TIME STARTS AT **11:30 AM** WITH THE AUCTION TO FOLLOW AT **12:30 OR 1:00 PM**. FIVE DOOR PRIZES AND FIVE GIFT CERTIFICATS WILL BE AWARDED. TICKETS FOR THE DOOR PRIZES ARE \$20. TICKETS FOR THE GIFT CERTIFICATS ARE \$10 AND TICKETS FOR THE BAR-B-Q ARE \$12.

**NEW BUSINESS:**

1. MELVIN SUGGESTED TO MOVE JULY'S MONTHLY MEETING TO **SATURDAY, JULY 10** SINCE EVERYBODY WILL BE BUSY ON JULY 3. CHRIS HENNING MADE A MOTION TO CHANGE THE DATE. DAVE SMITH SECONDED AND THE BOARD APPROVED UNANIMOUSLY.

**NEW BUSINESS: (continued)**

2. PRESIDENT LEHMANN PRESENTED THE BUDGET FOR THE NEXT FISCAL YEAR (JUNE, 21/ MAY, 22). AFTER SOME DISCUSSION MELVIN STATED THAT THE HOA’S FINANCES LOOKS TO BE IN GOOD SHAPE FOR THE COMING YEAR. HE THEN MADE A MOTION TO APPROVE THE BUDGET. DAVE SMITH SECONDED THE MOTION WHICH THE BOARD UNANIMOUSLY APPROVED.

3. **ACCORDING TO BCFPI BY-LAWS:** THE BOARD SHALL NAME A NOMINATING COMMITTEE CONSISTING OF THREE PROPERTY OWNERS WHO SHALL SUBMIT NOMINATIONS FOR DIRECTORS (THREE OPEN POSITIONS THIS YEAR) AT A REGULAR MONTHLY MEETING AT LEAST 30 DAYS PRIOR TO THE ANNUAL MEETING (SEPT 4, 2021). (*BY - LAWS, ARTICLE IV, SECTION I*)

4. PRESIDENT LEHMANN ASKED RANDY PACHAR AND DON SHOCKEY TO VOLUNTEER TO SERVE ON THE NOMINATING COMMITTEE TO WHICH THEY AGREED. MELVIN MADE A MOTION NOMINATING RANDY WHICH WAS SECONDED BY JOHN DUNKLEMAN AND APPROVED UNANIMOUSLY. DAVE SMITH MADE A MOTION NOMINATING DON, SECONDED BY MELVIN AND APPROVED UNANIMOUSLY. DAVE SMITH ALSO MADE A MOTION TO NOMINATE BOB WARE TO THE NOMINATING COMMITTEE. CHRIS HENNING SECONDED AND THE BOARD APPROVED UNANIMOUSLY. THANKS TO RANDY, DON, AND BOB.

**COMMENTS FROM THE BOARD:**

1. MELVIN PROMISED ACTION ON THE PLACEMENT OF LIENS ON PROPERTIES THAT ARE BEHIND ON THEIR HOA FEE. THIS WILL ENSURE THAT THE HOA WILL RECEIVE LATE DUES IF THESE PROPERTIES ARE SOLD OR GO TO PUBLIC AUCTION.

2. MELVIN ALSO PROMISED TO SEND FOLLOWUP LETTERS TO THOSE FEW PROPERTY OWNERS WHO ARE IN VIOLATION OF DEED RESTRICTIONS. HE ASKES EVERYONE TO LET A BOARD MEMBER KNOW IF THEY SEE ANY VIOLATION OF DEED RESTRICTIONS IN THE SUBDIVISION.

3. MELVIN NOTED THAT HEAVY RAINS HAVE ALLOWED EXCESSIVE RUNOFF TO FOUL THE POOL CAUSING SHUTDOWNS. HE PROPOSES THAT A BERM AND FRENCH DRAIN BE DUG TO CHANNEL THE EXCESS WATER AROUND THE POOL. CHRIS HENNING VOLUNTEERED TO PROVIDE ANY MATERIALS NEEDED FOR THE JOB AT COST.

**COMMENTS FROM THE FLOOR:** NONE

**CHANGE IN OWNERSHIP:** THREE

<u>NEW OWNER</u>	<u>SEC</u>	<u>BLK</u>	<u>LOT</u>	<u>PREVIOUS OWNER</u>
SALVADOR ESPARZA AND MONICA CASAUBON	1	2	51, 52	SONDRA WARNER
BUSSELMAN PROPERTIES	3	10	14	GLEN AND BRENDA PRESS
LATISHA RAMOS	4	15	17, 18	HENRY AND VICTORIA GONGORA

THE BOARD WENT INTO EXECUTIVE SESSION AT 8:29 AM AND RECONVENED AT 8:49 AM. THERE BEING NO FURTHER BUSINESS, A MOTION BY JOHN DUNKLEMAN, SECONDED BY MELVIN LEHMANN, TO ADJOURN THE MEETING WAS APPROVED AT 8:50 AM.

THE BCFPI’S NEXT MONTHLY MEETING WILL BE **SATURDAY, JULY 10, 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

