

**BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
JULY 10, 2021**

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET IN THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, JULY 10, 2021 AT 8:00 A.M. PRESIDENT MELVIN LEHMANN CALLED THE MEETING TO ORDER, THERE BEING A QUORUM PRESENT.

MINUTES OF THE REGULAR BOARD MEETING HELD JUNE 5, 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 JUNE 30, 2021 WAS GIVEN BY TREASURER JOHN SCHOELLMAN. UPON MOTION BY JOHN SCHOELLMAN AND SECONDED BY DAVE SMITH, THE BOARD UNANIMOUSLY APPROVED THE REPORT AS PAID. THE REPORT IS TO BECOME PART OF THIS MEETING'S RECORDS.

COMMITTEE REPORTS:

SWIMMING POOL:

MELVIN REPORTS THAT JERRY IS KEEPING UP WITH THE EXCESSIVE RAIN RUNOFF THAT HAS FLOODED THE POOL TENDING TO MAKE IT LOOK CLOUDLY. THE POOL IS SAFE AND REMAINS OPEN. MELVIN PROPOSED THE BOARD MEET AFTER THIS MEETING AND PLAN TO CONSTRUCT A BARRIER SO WATER IS CHANNLED AWAY FROM THE POOL.

DAVE SMITH VOLUNTEERED TO REVIEW THE MOST RECENT STATE REGULATIONS FOR SWIMMING POOLS AND THE BOARD WILL MAKE ANY UPGRADES THAT ARE REQUIRED INCLUDING INSTALLING A "911 - TELEPHONE".

ABATEMENT: NONE

ARCHITECTURAL: TWO

1. CHRIS AND DONNA VITEK HAVE APPLIED TO INSTALL A STEEL CULVERT AND CRUSHED CONCRETE DRIVEWAY ON THEIR PROPERTY AT 314 RIDGE VIEW LANE. UPON A MOTION BY MELVIN LEHMANN, SECONDED BY JOHN DUNKLEMAN, THE BOARD UNANIMOUSLY APPROVED.

2. CHRISTI TAYLOR HAS APPLIED TO INSTALL A PICKET FENCE IN THE FRONT YARD OF HER PROPERTY AT 302 SHADOW OAK LANE. UPON A MOTION BY MELVIN LEHMANN, SECONDED BY DAVE SMITH, THE BOARD UNANIMOUSLY APPROVED CONTINGENT UPON APPROVAL OF ALL MEMBERS OF THE ARCHITECTURAL CONTROL COMMITTEE.

GRIEVANCE: ONE, VERBAL COMPLAINT

A PROPERTY OWNERS COMPLAINS HIS NEIGHBOR'S PROPERTY IS NOT BEING KEPT UP AND MOWED REGULARLY. THE BOARD PROMISED TO SEND LETTERS TO THESE PROPERTY OWNERS.

BUILDING RENTAL: ONE, SATURDY, JULY 17, 2021

OLD BUSINESS:

1. DON SHOCKEY STATED THAT THIS YEAR'S INDEPENDENCE DAY BIRCH CREEK FOREST V.F.D. FUNDRAISER WAS THE BEST EVER AND NETTED OVER \$41,000.00. ADDITIONAL RESULTS TO FOLLOW.

SEPTEMBER ELECTIONS:

2. THREE DIRECTOR'S TERMS OF SERVICE WILL EXPIRE AT THE END OF AUGUST: JOHN DUNKLEMAN, DAVE SMITH, AND JOHN SCHOELLMAN. PRESIDENT LEHMANN ASKED EACH IN TURN IF THEY WOULD CONSIDER RUNNING FOR OFFICE TO SERVE ANOTHER TERM. EACH SAID THAT THEY WOULD BE WILLING TO SERVE ON THE BOARD FOR ANOTHER TERM.

OLD BUSINESS: SEPTEMBER ELECTIONS: (continued)

3. LAST MONTH PRESIDENT LEHMANN AND THE BOARD NOMINATED THREE PROPERTY OWNERS TO SERVE ON THE NOMINATING COMMITTEE AS PER THE BY-LAWS. THE THREE NOMINEES APPROVED BY THE BOARD WERE: NOMINEE #1 RANDY PACHAR , NOMINEE #2 DON SHOCKEY, AND NOMINEE #3 BOB WARE .

NOTE: ACCORDING TO BCFPI BY-LAWS: THE BOARD SHALL NAME A NOMINATING COMMITTEE CONSISTING OF THREE PROPERTY OWNERS WHO SHALL SUBMIT NOMINATIONS FOR DIRECTORS AT A REGULAR MONTHLY MEETING PRIOR TO THE ANNUAL MEETING (SEPT 4). NOMINATIONS MAY ALSO BE MADE BY ANY PROPERTY OWNER AT EITHER OF THE TWO REGULAR MEETINGS IN JULY OR AUGUST PRECEEDING THE ANNUAL MEETING. (*BY - LAWS, ART. IV, SEC. I*)

NEW BUSINESS:

1. PRESIDENT LEHMANN THANKED HARRY AND ANN GALLAGHER FOR DONATING AN AIR CONDITIONER TO THE HOA OFFICE TO REPLACE THE BROKEN ONE.

2. LAST MONTH A TREE IN THE DUMP YARD, DAMAGED BY LIGHTNING, FELL OVER THE FENCE LINE ONTO A TRUCK. THE BOARD IS WORKING ON AN AMICABLE SETTLEMENT WITH THE PROPERTY OWNER

COMMENTS FROM THE BOARD:

MELVIN NOTED THAT THE KEY CARD SYSTEM FOR THE DUMP HAS A DAMAGED MODUM AND HE WILL GET IT FIXED ASAP. THE GATE AT THE DUMP IS STILL WORKING.

COMMENTS FROM THE FLOOR:

1. A PROPERTY OWNER PROPOSED SEVERAL UPGRADES FOR THE PARK / POOL AREA INCLUDING NEW PLAY GROUND EQUIPMENT, A NEW BASKETBALL COURT, A DOG PARK, AND NEW SEATING FOR THE POOL. THESE CAN BE PAID FOR BY FINANCING, GRANTS, AND FUND RAISERS. A SUGGESTION WAS MADE TO FORM A COMMITTEE TO WORK THE DETAILS. MELVIN NOTED THAT OUR HOA IS NOT A NON-PROFIT SO GRANTS MAY BE HARDER TO OBTAIN. HE ALSO NOTED THAT THIS FALL THE POOL WILL NEED REPLASTERING.

2. A PROPERTY OWNER PROPOSED THAT A COMMUNITY WIDE WORK DAY BE HELD. SOME ITEMS TO CONSIDER ARE PRESSURE WASHING / PAINTING THE COMMUNITY BUILDING WITH A NEW COLOR SCHEME AND REPAIRING THE FIXTURES INSIDE THE BUILDING. THIS PROPOSAL MET WITH GENERAL APPROVAL.

3. A VENDER WOULD LIKE TO SET UP AND SELL BAR-B-Q ONCE A MONTH AT THE POOL PARKING AREA BY THE WATER YARD FENCE LINE. NO OBJECTIONS WERE VOICED BUT THE BOARD SUGGESTED WE CONSULT WITH OUR ATTORNEY TO CLARIFY WHAT THE VENDOR NEEDS TO INSURE EVERYONE’S SAFETY SUCH AS HEALTH PERMITS, GENERAL LIABILITY INSURANCE, SALES TAX CERTIFICATE AND ETC.

CHANGE IN OWNERSHIP:

<u>NEW OWNER</u>	<u>SEC</u>	<u>BLK</u>	<u>LOT</u>	<u>PREVIOUS OWNER</u>
RANDAL AND GINA SCHOENER	3	5	19	DORIS ACREE
NANCY BICE	2	1	1, 2	FRANK AND DEE LERMA
RICHARD BARNES	2	6	41	JOHN CHERMOSKY
DONALD EMERSON	5	6	48, 49	PAUL AND PENNY GEORGE

THE BOARD WENT INTO EXECUTIVE SESSION AT 8:43 AM AND RECONVENED AT 9:23 AM. THERE BEING NO FURTHER BUSINESS, A MOTION BY DAVE SMITH, SECONDED BY MELVIN LEHMANN, TO ADJOURN THE MEETING WAS APPROVED AT 9:24 AM.

BCFPI’S NEXT MONTHLY MEETING WILL BE **SATURDAY, AUGUST 7, 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

