

BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
OCTOBER 2, 2021

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET AT THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, OCTOBER 2, 2021 AT 8:00 A.M.

PRESIDENT MELVIN LEHMANN CALLED THE MEETING TO ORDER, THERE BEING A QUORUM PRESENT. VICE-PRESIDENT CHRIS HENNING WAS ABSENT.

MINUTES OF THE ORGANIZATION MEETING HELD SEPTEMBER 4, 2021 WERE UNANIMOUSLY APPROVED ON A MOTION BY MELVIN LEHMANN AND SECONDED BY DAVE SMITH.

PRESIDENT LEHMANN INTRODUCED THE BOARD OF DIRECTORS FOR 2021/2022.

MELVIN LEHMANN - PRESIDENT & ASST. TREASURER
CHRIS HENNING - VICE PRESIDENT
JOHN DUNKLEMAN - SECRETARY
DAVE SMITH - ASST. SECRETARY
JOHN SCHOELLMAN - TREASURER

MINUTES OF THE REGULAR BOARD MEETING HELD SEPTEMBER 4, 2021 WHICH WERE POSTED AND CIRCULATED, WERE APPROVED, UPON MOTION BY JOHN DUNKLEMAN AND SECONDED BY DAVE SMITH. THE MINUTES WILL BECOME A PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT AS OF SEPTEMBER 30, 2021 WAS GIVEN BY JOHN SCHOELLMAN. UPON MOTION BY JOHN AND SECONDED BY MELVIN LEHMANN, THE BOARD APPROVED THE REPORT AS PAID. THE REPORT IS TO BECOME PART OF THIS MEETING'S RECORDS.

PRESIDENT LEHMANN PRESENTED THE PROPOSED NEW COMMITTEE MEMBERS. ACCORDING TO BY-LAWS: **(Art. vi, Sec. 4: Chairman: One member of each committee shall be appointed chairman by the board.)**

COMMITTEE MEMBERS. CHAIRMAN IS UNDERLINED:

ABATEMENT: CHRIS HENNING
ARCHITECTURAL: BOB WARE & RANDY PACHAR & BETTINIE BOLTON
GRIEVANCE: ALL BOARD MEMBERS
MAINTENANCE: MELVIN LEHMANN & DON SHOCKEY & TERRY WHITE
BUILDING RENTAL: LOUISE SHOCKEY & DON SHOCKEY
WEBSITE: CARI VAUGHN & OTHERS
SWIMMING POOL: CHRIS HENNING & JOHN DUNKLEMAN
ISSUE KEYS: ALL BOARD MEMBERS & LOUISE SHOCKEY
BULLETIN BOARD: MELVIN LEHMANN
SECURITY: ALL BOARD MEMBERS

JOHN SCHOELLMAN MOTIONED TO APPROVE, SECONDED BY MELVIN AND PASSED UNANIMOUSLY.

COMMITTEE REPORTS:

SWIMMING POOL: THE POOL WAS CLOSED FOR THREE DAYS (SEPTEMBER 11-13) TO FIX A VALVE.

NOTE:THE SWIMMING POOL AND RESTROOMS WERE CLOSED AND LOCKED ON OCTOBER 1. THE POOL WILL REOPEN NEXT SUMMER ON MAY 1, 2022.

ABATEMENT: NONE

ARCHITECTURAL: TWO

1. TONY AND LATISHA RAMOS HAVE APPLIED TO BUILD A BARNDOMINIUM (2400 SQ FT) ON A CONCRETE SLAB FOR RV STORAGE ON THEIR PROPERTY AT 411 RAMBLEWOODS DRIVE. A MOTION TO APPROVE WAS MADE BY MELVIN LEHMANN, SECONDED BY DAVE SMITH, AND PASSED UNANIMOUSLY.

2. BOBBY AND SUZANNE HOOD HAVE APPLIED TO BUILD A WOOD FRAME HOUSE (1500 SQ FT) WITH SHINGLED ROOF AND STONE FACING ON THEIR PROPERTY AT 1202 BIRCH FOREST DRIVE. A MOTION TO APPROVE WAS MADE BY DAVE SMITH, SECONDED BY JOHN SCHOELLMAN, AND PASSED UNANIMOUSLY.

GRIEVANCE: NONE

BUILDING RENTAL: TWO, SATURDAY, NOV 6 AFTER MONTHLY MEETING AND SATURDAY, NOV 13.

OLD BUSINESS:

MELVIN NOTED THAT ROCKS AND ASPHALT CHUNKS HAVE BEEN REMOVED FROM THE TENNIS COURT AREA AND THE SURFACE COMPACTED SO IT IS NOW READY TO BECOME A GREEN AREA.

NEW BUSINESS:

1. PRESIDENT LEHMANN STATED THAT THE MAINTENANCE FEE STATEMENTS FOR 2022 WILL BE MAILED TO PROPERTY OWNERS AFTER OCTOBER 15, 2021. A LETTER EXPLAINING THE REASON FOR THE INCREASE IN THE HOA FEE FROM \$75 TO \$82 PER LOT PER YEAR WILL BE INCLUDED IN EACH MAILING. MELVIN MADE A MOTION TO APPROVE, SECONDED BY DAVE SMITH AND PASSED UNANIMOUSLY.

2. PRESIDENT LEHMANN EXPLAINED THAT IT IS TIME TO RENEW BCFPI'S PROPERTY AND FIRE INSURANCE. THE CARRIER IS HAGAN (FORMALLY ELBERT) INSURANCE AGENCY. THE PREMIUM FOR THIS YEAR (2021/2022) IS \$2,275.83 WHICH IS A SMALL INCREASE (\$174.78) OVER LAST YEAR. A MOTION TO PAY WAS MADE BY DAVE SMITH, SECONDED BY MELVIN LEHMANN, AND APPROVED UNANIMOUSLY.

3. A PROPERTY OWNER HAS ASKED THE BOARD IF HE CAN USE A COMMON AREA IN THE SUBDIVISION, OCCASIONALLY, TO PARK HIS SEMI-TRAILER TRUCK OVERNIGHT. JOHN SCHOELLMAN MADE A MOTION TO APPROVE, SECONDED BY DAVE SMITH, AND PASSED UNANIMOUSLY.

COMMENTS FROM THE BOARD:

MELVIN MENTIONED THAT HE HAS SCHEDULED A CONTRACTOR TO PROVIDE A QUOTE FOR REPLASTERING THE POOL. THE LAST TIME THIS WAS DONE WAS ELEVEN YEARS AGO.

COMMENTS FROM THE FLOOR:

1. A PROPERTY ASKED THE BOARD TO MAKE THE POOL AVAILABLE MORE THAN THE MAY 1 THRU SEPTEMBER 30 DATES EACH YEAR. MELVIN SAID THAT THESE DATES ARE ARBITRARY AND CAN BE CHANGED BY POPULAR DEMAND.

2. ANOTHER PROPERTY OWNER ASKED THE BOARD WHY THE HOA FEE HAS BEEN RAISED FOR THREE YEARS IN A ROW. THE BOARD STATED THAT IN TWELVE PRIOR YEARS THE HOA FEES WERE NOT COVERING COSTS. IT IS THE BOARD'S GOAL TO HAVE HOA FEES COVER THE MAINTENANCE COSTS EVERY YEAR AND ALSO TO PROVIDE IMPROVEMENTS IN THE AMENITIES THAT MEMBERS HAVE REQUESTED OF THE BOARD. THE BOARD LISTED THE RECENT IMPROVEMENTS AND UPGRADES. THESE REQUIRE AN INCREASE IN HOA MAINTENANCE FEE. THE BOARD PROMISED TO REDOUBLE IT'S EFFORTS TO COLLECT DELINQUENT FEES, APPLY LIENS, AND OPERATING THE HOA EFFICIENTLY. THE BOARD ALSO INTENDS TO SPONSER FUNDRAISERS THAT WILL HELP PAY FOR NEW PROJECTS AND IMPROVEMENTS TO THE PARK..

CHANGE IN OWNERSHIP:

	FOUR			
<u>NEW OWNER</u>	<u>SEC</u>	<u>BLK</u>	<u>LOT</u>	<u>PREVIOUS OWNER</u>
GREG WOLF AND CARI VAUGHN	5	7	3, 21	KELLY AND NICOLE GARD
JASON AND ANGELA RISLEY	3	8	25, 26, 27	BEVERLY DEUTSCH
RICHARD AND DERRILYNE SMITH	3	10	6, 7, 8, 9	RANDAL AND REBECCA YATES
TONY AND LATISHA RAMOS	4	16	8	HENRY WEDETICH

THE BOARD WENT INTO EXECUTIVE SESSION AT 8:36 AM AND RECONVENED AT 9:19 AM. THERE BEING NO FURTHER BUSINESS, A MOTION BY JOHN DUNKLEMAN, SECONDED BY MELVIN LEHMANN, TO ADJOURN THE MEETING WAS APPROVED AT 9:26 AM.

BCFPI'S NEXT MONTHLY MEETING WILL BE **SATURDAY, NOVEMBER 6, 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

