

**BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
AUGUST 7, 2021**

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET IN THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, AUGUST 7, 2021 AT 8:00 A.M. PRESIDENT MELVIN LEHMANN CALLED THE MEETING TO ORDER, THERE BEING A QUORUM PRESENT. DAVE SMITH, ASSISTANT SECRETARY, WAS ABSENT.

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 JOHN DUNKLEMAN. THE MINUTES WILL BECOME PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT AS OF JULY 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 CLOUDY. JERRY ALSO REPORTS HE HAS ENOUGH CHLORINE TABLETS IN STOCK TO LAST THE SUMMER. MELVIN NOTED THAT THE "EMERGENCY 911" PHONE HAS BEEN INSTALLED AT THE POOL BETWEEN THE BATHROOM DOORS AND ALL THAT REMAINS IS TO PUT THE REQUIRED SIGNS IN PLACE.

ABATEMENT: NONE

ARCHITECTURAL: NONE, ONE FOLLOW UP FROM LAST MONTH

LAST MONTH CHRISTI TAYLOR APPLIED TO INSTALL A PICKET FENCE IN THE FRONT YARD OF HER PROPERTY AT 302 SHADOW OAK LANE AND THE BOARD PROVISIONALLY APPROVED CONTINGENT UPON RECEIPT OF THE SIGNED ARCHITECTURAL CONTROL FORM. UPON SUBMISSION OF THE FORM, A MOTION TO ACCEPT BY MELVIN LEHMANN, SECONDED BY CHRIS HENNING WAS APPROVED UNANIMOUSLY.

GRIEVANCE: NONE, ONE PERSON VISITED THE HOA OFFICE AND ONE CALLED.

A PROPERTY OWNER COMPLAINED THE EASEMENT IN FRONT OF HIS PROPERTY ON PR 57 IS NOT BEING MOWED. HE ALSO SENT AN E-MAIL STATING SAME. MELVIN PROMISED TO SPEAK TO THE MOWING CONTRACTOR SO THIS CAN BE CORRECTED.

A PROPERTY OWNER COMPLAINED THAT THERE ARE TWO SINK HOLES IN THE GREENWAY NEXT TO THE ROAD THAT NEED TO BE FILLED TO PREVENT ACCIDENTS. MELVIN PROMISED TO HAVE THESE FILLED.

BUILDING RENTAL: ONE, SATURDY, AUGUST 14, 2021

OLD BUSINESS:

MELVIN STATED THAT THE KEY CARD READER AT THE DUMP HAS BEEN REPAIRED AND AN ADDITIONAL READER ON THE INSIDE AT THE GATE HAS BEEN INSTALLED. MELVIN NOTED THAT THE INSIDE READER DOES NOT RECOGNIZE EVERYONE'S CARD AND THIS STILL NEEDS TO BE FIXED.

NEW BUSINESS:

ANNUAL SEPTEMBER ELECTION: PRESIDENT LEHMANN NOTED THAT THREE DIRECTOR'S TERMS OF SERVICE WILL EXPIRE AFTER AUGUST: 1.) JOHN DUNKLEMAN, 2.) DAVE SMITH, AND 3.) JOHN SCHOELLMAN. PRESIDENT LEHMANN ASKED EACH IF THEY WOULD CONSIDER RUNNING FOR OFFICE TO SERVE ANOTHER TERM. EACH SAID THAT THEY WOULD BE WILLING TO SERVE ANOTHER TERM. LAST MONTH AS PER BY-LAWS (*ART. IV, SEC. I*), THE BOARD NOMINATED THREE PROPERTY OWNERS TO SERVE ON THE NOMINATING COMMITTEE THE THREE NOMINEES ARE: 1.) RANDY PACHAR, 2.) DON SHOCKEY, AND 3.) BOB WARE.

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

PRESIDENT LEHMANN ASKED THE NOMINATING COMMITTEE IF THEY HAD ANY ADDITIONAL NOMINATIONS TO MAKE AND THEY INDICATED THEY DID NOT. HE THEN ASKED IF ANY PROPERTY OWNER WISHED TO MAKE A NOMINATION AND NO ONE STATED THAT THEY DID.

PRESIDENT LEHMANN THEN NOTED THAT SINCE NO ONE ELSE VOLUNTEERED, THE ELECTION FOR THE THREE POSITIONS WOULD BE UNCONTESTED. PRESIDENT LEHMANN FURTHER STATED THAT ACCORDING TO BY-LAWS (*ART. IV, SEC. I*) AND THE LAWS OF THE STATE OF TEXAS, WRITTEN / SIGNED BALLOTS ARE NOT REQUIRED FOR UNCONTESTED RACES. THE NOMINEES CAN BE RATIFIED BY VOTE OF MEMBERSHIP AT THE ANNUAL MEETING.

PRESIDENT LEHMANN THEN ASKED EACH NOMINEE TO MAKE A SHORT STATEMENT.

COMMENTS FROM THE BOARD:

IN JULY A TREE IN THE DUMP YARD, RECENTLY DAMAGED BY LIGHTNING, FELL ACROSS THE FENCE, ON A TRUCK. MELVIN ANNOUNCED THAT THIS ISSUE HAS BEEN RESOLVED WITH THE TRUCK OWNER. OUR ATTORNEY STATED THAT THE HOA HAS NO LIABILITY FOR ACTS OF NATURE AND THAT COMPREHENSIVE AUTO INSURANCE APPLIES HERE. THE HOA, HOWEVER, HAS PAID FOR DAMAGE TO THE TRUCK'S WINDOW AND THE OWNER HAS AGREED TO TAKE CARE OF THE REST. MELVIN HAS SCHEDULED A CONTRACTOR TO REMOVE SIX DEAD TREES ON HOA PROPERTY NEXT WEEK.

COMMENTS FROM THE FLOOR:

1. A PROPERTY OWNER ASKED ABOUT THE NEW AT&T TOWER NEAR THE ENTRANCE TO BIRCH CREEK FOREST. MELVIN STATED THAT IT WILL IMPROVE CELL PHONE RECEPTION FOR US AND THE PARK.

2. ANOTHER PROPERTY OWNER STATED THAT HE WOULD LIKE EVERYONE TO SIGN A PETITION ASKING THE COUNTY TO ENACT A 25 MPH SPEED LIMIT IN OUR SUBDIVISION AND FOR THE SHERIFF'S DEPARTMENT TO INCREASE PATROLLING TO ENFORCE SEVERAL TRAFIC CONTROL ISSUES. MELVIN THANKED HIM FOR TAKING THE LEAD ON THIS.

MELVIN STATED THAT HE SPEAKS REGULARLY WITH LOCAL LAW ENFORCEMENT BUT THEY HAVE LIMITED RESOURCES. A GENERAL DISCUSSION FOLLOWED ON WAYS TO IMPROVE TRAFFIC IN THE SUBDIVISION. MELVIN RECOMMENDS FOLLOWING THROUGH ON THE PETITION. HE WILL CALL THE COUNTY COMMISSIONER, CAROL HILL, AND INVITE HER TO SPEAK TO US ON HOW BEST WE CAN PROCEED.

CHANGE IN OWNERSHIP: NONE

THE BOARD WENT INTO EXECUTIVE SESSION AT 8:55 AM AND RECONVENED AT 9:10 AM. THERE BEING NO FURTHER BUSINESS, A MOTION BY CHRIS HENNING, SECONDED BY JOHN SCHOELLMAN, TO ADJOURN THE MEETING WAS APPROVED AT 9:11 AM.

BCFPI'S NEXT MONTHLY MEETING WILL BE **SATURDAY, SEPTEMBER 4, 2021 AT 8:00 AM** IN THE COMMUNITY BUILDING FOLLOWED AT **10:00 AM** BY THE **ANNUAL MEETING**.

THESE MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS IN THE REGULAR MONTHLY

BOARD MEETING OF THE _____ DAY OF _____, 2021.

SECRETARY

PRESIDENT