

**BIRCH CREEK FOREST PROPERTIES, INC.  
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS  
JULY 9, 2022**

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET AT THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, JULY 9, 2022 AT 8:04 AM.

PRESIDENT MELVIN LEHMANN CALLED THE MEETING TO ORDER, THERE BEING A QUORUM PRESENT.

MINUTES OF THE REGULAR BOARD MEETING HELD JUNE 4, 2022, WHICH WERE POSTED AND CIRCULATED, WERE APPROVED UPON MOTION BY MELVIN LEHMANN AND SECONDED BY CHRIS HENNING. THE MINUTES WILL BECOME A PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT AS OF JUNE 30, 2022 WAS GIVEN BY JOHN SCHOELLMAN. PRESIDENT LEHMANN NOTED TWO LARGE EXPENDITURES THIS PAST MONTH: 1<sup>ST</sup> THE PURCHASE OF OVER 500 GAL. DIESEL / GASOLINE WHICH WE SHARE WITH M.U.D. AND V.F.D., 2<sup>ND</sup> PAINTING / MAINTENCE OF THE COMMUNITY BUILDING. UPON MOTION BY JOHN SCHOELLMAN AND SECONDED BY JOHN DUNKLEMAN, THE BOARD APPROVED THE REPORT AS PAID. THIS REPORT IS TO BECOME PART OF THIS MEETING'S RECORDS.

**BOARD VACANCY:** MELVIN ANNOUNCED THAT DAVE SMITH, ASST. SECRETARY, RESIGNED FROM THE BOARD JUNE 4 CITING FAMILY OBLIGATIONS PREVENTING FURTHER PARTICIPATION. MELVIN NOTED BCFPI BY-LAWS REQUIRE A BOARD VACANCY BE FILLED (*BY - LAWS, ART. IV, SEC.IV*). MELVIN ASKED FOR A VOLUNTEER BUT NO ONE CAME FORWARD. THE BOARD WILL CONTINUE TO SEARCH FOR A FIFTH MEMBER.

**COMMITTEE REPORTS:**

**SWIMMING POOL:** JERRY POTENZA REPORTS THAT THE POOL IS IN GOOD CONDITION. POOL LEAKS AND EVAPORATION ARE SMALL AND ONLY REQUIRED A MINIMUM OF EXTRA CHEMICALS.

**ABATEMENT:** NONE

**GUEST SPEAKER: ROBBIE MYERS, BURLESON CO. ENVIROMENTAL OFFICER,** SPOKE ABOUT SEPTIC SYSTEMS ANSWERING SEVERAL OF OUR QUESTIONS. ROBBIE INFORMED THE HOA THAT THE POOL RESTROOM SEPTIC DOES NOT HAVE A VALID PERMIT AND THE DRAIN FIELD ENCROACHES ON PRIVATE PROPERTY. HE SAID AFTER WE FIND A CONTRACTOR TO MAKE THE NECESSARY REPAIRS WE HAVE A YEAR TO SCHEDULE THE WORK WHICH WE INTEND TO DO IN THE FALL WHEN THE POOL IS CLOSED.

ROBBIE ALSO EXPLAINED THE RULES FOR DISCHARGE OF GRAY WATER. IN ADDITION, HE NOTED THAT A COUNTY WIDE BURN BAN IS IN EFFECT. ROBBIE SAID TO CALL THE ENVIROMENTAL DEPRTMENT OFFICE (979-567-2001) IF YOU HAVE ANY FURTHER QUESTIONS OR IF YOU SEE ANY SEPTIC RUN-OFF.

**ARCHITECTURAL:** FOUR

1. CHRISTY INMAN HAS APPLIED TO BUILD A PATIO COVER WITH A DECK ON THE HOUSE SIDE OF THE GARAGE ON HER PROPERTY AT 413 BIRCH FOREST DRIVE. MOTION TO APPROVE WAS MADE BY CHRIS HENNING, SECONDED BY JOHN DUNKLEMAN AND APPROVED UNANIMOUSLY.

2. MANUEL AND TANYA NORIEGA HAVE APPLIED TO INSTALL A STORAGE BUILDING AND CAMPER COVER ON THEIR PROPERTY AT 500 SHADOW ARBOR CIRCLE. MOTION TO APPROVE WAS MADE BY MELVIN LEHMANN ON THE UNDERSTANDING THAT THE BUILDING IS APPROVED FOR STORAGE ONLY AS PER DEED RESTRICTIONS. JOHN DUNKLEMAN SECONDED THE MOTION WHICH WAS APPROVED BY MAJORITY VOTE, WITH ONE BOARD MEMBER OBJECTING.

3. RANDY SCHOENER HAS APPLIED TO BUILD A PORTECO, PORCH, SIDEWALK, AND WALL AROUND HIS EXISTING HOUSE AT 211 SHADOW OAK LANE. MOTION TO APPROVE WAS MADE BY CHRIS HENNING, SECONDED BY JOHN SCHOELLMAN AND APPROVED UNANIMOUSLY.

4. SHARON ANGELO HAS APPLIED TO BUILD A CARPORT AND STORAGE BUILDING ON HER PROPERTY AT 346 RIDGE VIEW LANE. MOTION TO APPROVE WAS MADE BY CHRIS HENNING, SECONDED BY MELVIN LEHMANN AND APPROVED UNANIMOUSLY.

**GRIEVANCE:** ONE FOLLOW-UP E-MAIL AND ONE WRITTEN

THE PROPERTY OWNER WHO COMPLAINED OF HIS NEIGHBOR'S NOISE AND TRAFFIC VIOLATIONS SAYS THE COUNTY HAS NOT RESPONDED TO HIS COMPLAINTS. THE BOARD NOTED THIS IS A LAW ENFORCEMENT ISSUE AND COMPLAINTS BY MORE PROPERTY OWNERS ARE SURE TO RECEIVE THE SHERIFF'S ATTENTION. ANOTHER PROPERTY OWNER COMPLAINED OF HIS NEIGHBOR'S MESSY YARD AND CARPORT. MELVIN SAID THE BOARD IS PREPARING LETTERS WITH THE ADVICE OF OUR ATTORNEY.

**BUILDING RENTAL:** ONE, SATURDAY JULY 9, 2022 AT 10:00AM.

**OLD BUSINESS:**

1. MELVIN STATED THAT THIS YEAR'S **INDEPENDENCE DAY B.C.F. V.F.D. FUNDRAISER** WAS FANTASTIC, PROBABLY EXCEDING LAST YEAR'S. HE WILL HAVE A REPORT AT ANNUAL MEETING (SEPT 3).

2. MELVIN NOTED THE CONTRACTOR HIRED FOR PAINTING AND MAINTENANCE OF THE COMMUNITY BUILDING, POOL RESTROOMS, AND HOA OFFICE DID A GREAT JOB. THANKS TO ALL INVOLVED. MELVIN SAID MAINTANCE ON THE INSIDE OF THE COMMUNITY BUILDING WILL BE DONE OURSELVES WITH VOLUNTEER HELP. NEW LIGHT FIXTURES / CEILING TILES WILL BE INSTALLED.

**NEW BUSINESS:**

1. **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 AT LEAST 30 DAYS PRIOR TO THE ANNUAL MEETING. (*BY - LAWS, ART. IV, SEC. I*) THIS YEAR THERE ARE TWO OPEN POSITIONS: MELVIN LEHMANN AND CHRIS HENNING.

PRESIDENT LEHMANN ASKED BOB WARE, JIMMY HINDMAN, AND DON SHOCKEY TO SERVE ON THIS YEAR'S NOMINATING COMMITTEE. MELVIN MOTIONED TO NOMINATE BOB, SECONDED BY JOHN DUNKLEMAN AND PASSED UNANIMOUSLY. MELVIN MOTIONED TO NOMINATE JIMMY, SECONDED BY CHRIS HENNING AND PASSED UNANIMOUSLY. CHRIS MOTIONED TO NOMINATE DON, SECONDED BY MELVIN AND PASSED UNANIMOUSLY. THANKS, BOB, JIMMY, AND DON.

2. MELVIN RECOMMENDED THE BOARD ASK CONTRACTORS FOR QUOTES TO FIX THE SEPTIC SYSTEM AT THE POOL. CHRIS HENNING VOLUNTEERED TO CHECK THE ORIGINAL RECORDS AT COURTHOUSE.

3. MELVIN NOTED THAT THE CARD READER INSIDE THE DUMP HAS BEEN FIXED. THIS WILL PREVENT ANYONE FROM BEING STRANDED INSIDE THE DUMP.

4. MELVIN WAS CONTACTED BY BLUEBONNET WHO WILL BE UPGRADING STREETLIGHTS TO LED'S.

**COMMENTS FROM THE BOARD:** OIL WELL EQUIPMENT REMOVED FROM BIRCH CREEK FOREST, SEC. 1.

**COMMENTS FROM THE FLOOR:** PREC. 4 WILL HAVE A NEW COMMISSIONER TO REPAIR OUR ROADS.

**CHANGE IN OWNERSHIP:**

	NINE			
<u>NEW OWNER</u>	<u>SEC</u>	<u>BLK</u>	<u>LOT</u>	<u>PREVIOUS OWNER</u>
MELINDA HARPER AND JOSHUA RICH	5	9	12	CLAY RICH
ROBERT AND ELIZABETH ROMIG	1	5	9	TRACY VANN AND ROGELIO AVILA
EMMA SARMIENTO LARA	2	6	42	SOMERVILLE ISD
TIM PERRY	1	4	23, 24	BERTHA SALDANA
TIM PERRY	1	4	54	M.U.D. # 1
RANDALL AND CONSTANCE PACHAR	7	2	11	MARY MAHAFFEY
JASON BICE	5	1	25, 26, 27, 28, 29	JAMES AND LISA NEWELL
JESSE AND DEBRA GAERTNER	5	5	3, 4	JOHN SCHOELLMAN
PAUL AND NARCE MALDONADO	1	2	48, 49, 50	JOYCE MAHANAY

THE BOARD WENT TO EXECUTIVE SESSION AT 8:58 AM AND RECONVENED AT 9:11 AM. A MOTION BY MELVIN LEHMANN, SECONDED BY JOHN SCHOELLMAN TO ADJOURN WAS APPROVED AT 9:12 AM.

BCFPI'S NEXT MONTHLY MEETING: **SATURDAY, AUGUST 6, 2022 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 \_\_\_\_\_, 2022. \_\_\_\_\_ SECRETARY \_\_\_\_\_ PRESIDENT.

