

**BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
JUNE 4, 2022**

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET AT THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, JUNE 4, 2022 AT 8:01 A.M.

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

MINUTES OF THE REGULAR BOARD MEETING HELD MAY 7, 2022 WHICH WERE POSTED AND CIRCULATED, WERE APPROVED, WITH ONE MINOR CORRECTION, UPON MOTION BY MELVIN LEHMANN AND SECONDED BY DAVE SMITH. THE MINUTES WILL BECOME A PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT AS OF MAY 31, 2022 WAS GIVEN BY JOHN SCHOELLMAN. UPON MOTION BY JOHN AND SECONDED BY DAVE SMITH, THE BOARD APPROVED THE REPORT AS PAID. THIS REPORT IS TO BECOME PART OF THIS MEETING'S RECORDS.

COMMITTEE REPORTS:

SWIMMING POOL: JERRY POTENZA REPORTS THAT SINCE THE MAY 21/22 ALGAE BLOOM, THE WATER HAS BEEN CLEANED AND CONDITIONED AND THE POOL REOPENED ON MAY 23. THERE IS STILL SOME LEAKAGE IN THE THIRD SKIMMER WHICH CAN BE REPAIRED LATER. THE M.U.D. IS MOVING THE WATER SUPPLY LINE INSIDE THE FENCE FOR OUR CONVIENCE.

ABATEMENT: NONE

ARCHITECTURAL: FOUR

1. JEREMY SMITH HAS APPLIED TO BUILD A METAL CARPORT ON HIS PROPERTY AT 310 RIDGE VIEW LANE. MOTION TO APPROVE WAS MADE BY CHRIS HENNING, SECONDED BY DAVE SMITH AND PASSED UNANIMOUSLY.

2. JOHN SCHOELLMAN HAS APPLIED TO BUILD A PATIO, CARPORT, AND BOAT COVER ON HIS PROPERTY AT 205 SHADOW OAK LANE. MOTION TO APPROVE WAS MADE BY MELVIN LEHMANN, SECONDED BY DAVE SMITH AND APPROVED BY A MAJORITY OF THE BOARD. JOHN SCHOELLMAN ABSTAINED.

3. JIMMY AND BEKKI BRUCE HAVE APPLIED TO BUILD A TREATED WOOD FRAME, METAL SIDE AND ROOF, BOAT COVER ON THEIR PROPERTY ON AT 334 WOODVINE LANE. A MOTION TO APPROVE WAS MADE BY DAVE SMITH, SECONDED BY MELVIN LEHMANN AND APPROVED UNANIMOUSLY.

4. JIMMY ANDERSON HAS APPLIED TO BUILD A CARPORT ON HIS PROPERTY AT 518 BIRCH HILL LANE. MOTION TO APPROVE WAS MADE BY MELVIN LEHMANN, SECONDED BY DAVE SMITH AND APPROVED.

GRIEVANCE: ONE E-MAIL

A PROPERTY OWNER COMPLAINED THAT HIS NEIGHBORS ARE NOT OBEYING THE SPEED LIMIT AND COUNTY WIDE NOISE ORDINANCE. MELVIN STATED THAT THIS IS NOT A MATTER FOR THE BOARD. THE OWNER SHOULD CONTACT THE COUNTY SHERIFF'S OFFICE / DISPATCHER AT (979) 567 - 4343.

BUILDING RENTAL: ONE, SATURDAY, JUNE 4 9:00 AM

OLD BUSINESS:

MELVIN NOTED THAT THE NEW LIGHT FIXTURES HAVE NOT YET BEEN INSTALLED BUT THAT HE HAS LINED UP VOLUNTEERS TO HELP HIM INSTALL THEM SOON. THANKS TO ALL INVOLVED.

ANNOUNCEMENT: MELVIN REMINDED EVERYONE THAT THIS YEAR'S **INDEPENDENCE DAY BIRCH CREEK FOREST V.F.D. FUNDRAISER** IS TO BE HELD ON **SATURDAY, JULY 2** AT THE FIRE STATION. SERVING TIME FOR THE B-B-Q CHICKEN / SAUSAGE DINNER IS **11:30AM** WITH THE AUCTION TO FOLLOW AT **12:30 OR 1:00PM**. **TICKETS ARE AVAILABLE AT THE FIRE STATION: \$20.00** FOR FIVE CHANCES TO WIN (A FIREARM) , **\$10.00** FOR FIVE CHANCES TO WIN A GIFT CERTIFICATE (\$200.00 VALUE), MEAL TICKET **\$12.00**.

NEW BUSINESS:

1. THE BOARD PROPOSES A CONTRACTOR PAINT THE OUTSIDE OF THE COMMUNITY BUILDING, RESTROOMS, AND OFFICE. THE BOARD WILL CONSIDER TWO QUOTES IN EXECUTIVE SESSION.

2. MELVIN PRESENTED THE PROPOSED BUDGET FOR THE NEXT FISCAL YEAR (2022/2023). HIS PRESENTATION WAS INTERRUPTED WHEN A WATER LEAK WAS REPORTED AT THE M.U.D. THE ENGINEER WAS ALERTED TO FIX THE LEAK. MELVIN RESUMED HIS PRESENTATION GOING THROUGH AN ITEMIZED LIST OF BUDGET ITEMS AND NOTED LIKELY INCREASES. THE BOARD WILL CONSIDER THE BUDGET FOR APPROVAL IN EXECUTIVE SESSION.

3. **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) THERE ARE TWO OPEN POSITIONS THIS YEAR: MELVIN LEHMANN AND CHRIS HENNING. MELVIN MOTIONED TO DELAY NAMING A COMMITTEE TILL NEXT MONTH, SECONDED BY JOHN SCHOELLMAN AND PASSED.

4. MELVIN NOTED VIOLATIONS AT THE DUMP. FURNITURE (SOFA) AND TREATED WOOD WERE LEFT THERE. THESE MATERIALS CAN NOT BE ACCEPTED. THE OWNER HAS BEEN CONTACTED TO REMOVE THEM. ANOTHER PROPERTY OWNER ALLOWED TRASH FROM OUTSIDE THE SUBDIVISION INTO THE DUMP. THE DUMP IS FOR EXCLUSIVE USE OF PROPERTY OWNERS FOR TRASH FROM THE SUBDIVISION. CAMERAS / COMPUTER SYSTEM IDENTIFY ALL USERS. VIOLATOR'S DUMP CARDS WILL BE DEACTIVATED. MELVIN PROPOSES A LARGER SIGN AT THE ENTRANCE EXPLAINING THE RULES.

5. MELVIN STATED A PROPERTY OWNER ASKED THAT MONTHLY BOARD MEETINGS BE CHANGED TO 9:00AM. HE AND TWO BOARD MEMBERS NOTED THAT STARTING AN HOUR LATE WOULD NOT GIVE THE BOARD ENOUGH TIME TO CONDUCT BUSINESS, AS EVERYONE'S SCHEDULE IS FULL ON SATURDAY. OWNERS PRESENT WERE DIVIDED. THE BOARD DEFERED FURTHER DISCUSSION UNTIL THE ANNUAL MEETING.

COMMENTS FROM THE BOARD:

MELVIN STATED THAT VOLUNTEERS ARE NEEDED TO HELP WITH THE ARCHITECTURAL COMMITTEE AND PROPOSED A GRIEVANCE COMMITTEE AND PARK COMMITTEE BE FORMED. HE ALSO PROPOSED UPDATING THE ARCHITECTURAL CONTROL FORM. HE IS ALSO PREPARING LETTERS TO SEND TO PROPERTY OWNERS NOT KEEPING THEIR PROPERTY IN GOOD ORDER (MOSTLY MOWING) AS PER DEED RESTRICTIONS. MELVIN ALSO NOTED THAT OUR NEW WEB-SITE: birchcreekforest.com IS IN OPERATION.

COMMENTS FROM THE FLOOR:

1. A PROPERTY OWNER SUGGESTED IMPROVING OUR PUBLIC PONDS BY INTRODUCING STERILE CARP (TO EAT POND GRASS AND OTHER FLORA). PERMISSION / SUPERVISION OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY IS REQUIRED. VICE-PRESIDENT CHRIS HENNING VOLUNTEERED TO CONTACT TCEQ TO START THE PROCESS.

2. A PROPERTY OWNER PROPOSED A COMMITTEE BE FORMED TO DISCUSS COMMITTEES. ANOTHER OWNER SUGGESTED THESE NEW COMMITTEES REPORT TO THE BOARD WITH RECOMMENDATIONS FOR ACTION. MELVIN NOTED VOLUNTEERES ARE NEEDED FOR THE NEW COMMITTEES AND ADDED THAT B-B-Q FUNDRAISERS COULD BE HELD EVERY QUARTER BUT ONLY IF ENOUGH PEOPLE VOLUNTEERED TO HELP.

CHANGE IN OWNERSHIP:

<u>NEW OWNER</u>	<u>THREE</u>	<u>SEC</u>	<u>BLK</u>	<u>LOT</u>	<u>PREVIOUS OWNER</u>
JASON BICE	4	18	10,	11	CLAY AND MACRRENA KORTH
JAMES MELKER	5	11	8, 9, 10		JOHN AND JUNE CARR
WIDEMAN INVESTMENTS, LLC	7	2	1, 2, 12, 13		THOMAS SLAGA

THE BOARD WENT TO EXECUTIVE SESSION AT 9:08 AM AND RECONVENED AT 10:16 AM. THERE BEING NO FURTHER BUSINESS, A MOTION BY MELVIN LEHMANN, SECONDED BY JOHN DUNKLEMAN, TO ADJOURN WAS APPROVED AT 10:17 AM. BCFPI'S NEXT MONTHLY MEETING: **SATURDAY, JULY 9, 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

