

**BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
MAY 7, 2022**

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET AT THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, MAY 7, 2022 AT 8:00 A.M.

PRESIDENT MELVIN LEHMANN CALLED THE MEETING TO ORDER, THERE BEING A QUORUM PRESENT. ASST. SECRETARY DAVE SMITH WAS ABSENT.

MINUTES OF THE REGULAR BOARD MEETING HELD APRIL 2, 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 APRIL 30, 2022 WAS GIVEN BY JOHN SCHOELLMAN. UPON MOTION BY JOHN AND SECONDED BY CHRIS HENNING, THE BOARD APPROVED THE REPORT AS PAID. THIS REPORT IS TO BECOME PART OF THIS MEETING'S RECORDS.

COMMITTEE REPORTS:

SWIMMING POOL: MELVIN LEHMANN REPORTS CONCRETE AND PIPE WORK FOR HAS BEEN COMPLETED. JERRY POTENZA REPORTS WATER IS BEING CLEANED AND CONDITIONED FOR POOL USE. THERE IS STILL SOME LEAKAGE IN THE THIRD SKIMMER WHICH CAN BE REPAIRED LATER. TWO WEEKS WITH NO WATER FLOW DID NOT DEGRADE THE WATER. THE POOL WILL OPEN ON WEDNESDAY, MAY 11 AT 9:00 AM.

ABATEMENT: NONE

ARCHITECTURAL: FOUR AND ONE VARIANCE

1. CHRIS HENNING HAS APPLIED TO BUILD A METAL CARPORT ON HIS PROPERTY AT 519 BIRCH HILL LANE. MOTION TO APPROVE WAS MADE BY MELVIN LEHMANN, SECONDED BY JOHN DUNKLEMAN AND PASSED BY A MAJORITY OF THE BOARD. CHRIS HENNING ABSTAINED.

2. GARY QUINTON HAS APPLIED TO BUILD AN IN GROUND POOL ON HIS PROPERTY AT 305 KAYWOOD CIRCLE. MOTION TO APPROVE WAS MADE BY MELVIN LEHMANN, SECONDED BY CHRIS HENNING AND APPROVED UNANIMOUSLY.

3. JESSY HERNANDEZ HAS APPLIED TO PLACE A METAL CONTAINER ON HIS PROPERTY IN THE BACK CORNER AWAY FROM THE STREET AT 13851 PARK ROAD 57. THE BOARD DECIDED TO DEFER APPROVAL.

4. JAMES MAYO HAS APPLIED TO BUILD A CARPORT ON HIS PROPERTY AT 508 TANGLEWOOD STREET. MOTION TO APPROVE WAS MADE BY MELVIN LEHMANN, SECONDED BY CHRIS HENNING AND APPROVED UNANIMOUSLY.

5. MAUREEN RAMIREZ E-MAILED THE BOARD ASKING FOR A VARIANCE FOR THE PROPERTY AT 708 BIRCH HOLLOW DR. A PORTION OF THE GARAGE AND FRONT PORCH ENCROACHES ON THE SETBACKS. CHRIS HENNING MADE A MOTION TO APPROVE, SECONDED BY MELVIN LEHMANN AND APPROVED UNANIMOUSLY.

GRIEVANCE: NONE

BUILDING RENTAL: NONE

OLD BUSINESS:

1. PRESIDENT LEHMANN NOTED THAT MAINTENANCE FEE STATEMENTS FOR 2022 HAVE BEEN MAILED TO ALL PROPERTY OWNERS. THE FEES WERE DUE BY JANUARY 31, 2022 AND A LATE CHARGE OF \$10.00 PER LOT HAS BEEN ASSESSED. A PAYMENT PLAN CAN BE ARRANGED AT THE OFFICE: (979) 535-8978.

2. MORE LIENS WILL BE FILED WITH THE COUNTY FOR PROPERTIES THAT ARE TWO YEARS OR MORE IN ARREARS ON THEIR YEARLY MAINTENANCE FEES.

