

**BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
MARCH 4, 2023**

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET AT THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, MARCH 4, 2023 AT 9:00 AM.

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

MINUTES OF THE REGULAR BOARD MEETING HELD FEBRUARY 4, 2023, WHICH WERE POSTED AND CIRCULATED WERE APPROVED, WITH FIVE CORRECTIONS, UPON A MOTION BY MELVIN LEHMANN AND SECONDED BY CARRIE FERGUSON. THE MINUTES WILL BECOME PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT AS OF FEBRUARY 28, 2023 WAS GIVEN BY CARRIE FERGUSON. UPON MOTION BY CARRIE AND SECONDED BY MAUREEN RAMIREZ 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 THE POOL IS IN GOOD CONDITION. HE WILL PURCHASE SOME CHEMICALS FOR THE POOL THIS MONTH AND VACUUM CLEAN THE POOL ON TUESDAY.

ABATEMENT: NONE

ARCHITECTURAL: ONE

JOSEPH GARNER HAS APPLIED TO BUILD A HOUSE (1200 SQ FT) WITH CONCRETE SLAB AND METAL EXTERIOR/COVERED FRONT PORCH (10' x 40') ON HIS PROPERTY AT 110 BRAMBLE WOOD CIRCLE. MELVIN MADE A MOTION TO APPROVE, SECONDED BY JOHN DUNKLEMAN AND PASSED UNANIMOUSLY.

GRIEVANCE: NONE

BUILDING RENTAL: NONE

OLD BUSINESS:

THE MAINTENANCE FEE STATEMENTS FOR 2023 WERE MAILED OUT LAST OCTOBER. IF ANY PROPERTY OWNER HAS NOT RECEIVED THEIR STATEMENT PLEASE CALL THE HOA OFFICE (979) 535-8978. THE FEES WERE DUE JANUARY 31, 2023. A LATE CHARGE OF \$10.00 PER LOT HAS BEEN ASSESSED. A PAYMENT PLAN CAN BE ARRANGED BY CALLING THE HOA OFFICE.

MELVIN HAS ASKED JOHN SCHOELLMAN TO FIND OUT MORE INFORMATION ON THE TAX STATUS OF THE HOA AND WHY WE DO NOT QUALIFY FOR 501-C3 STATUS. JOHN WILL REPORT WHEN HE HAS COMPLETED HIS INVESTIGATION.

MELVIN ALSO NOTED THAT NOT ALL BOARD MEMBERS HAVE GONE TO THE BANK TO SIGN THE DOCUMENTATION FOR OUR NEW ENHANCEMENT ACCOUNT. HE ASKED JOHN DUNKLEMAN TO OBTAIN THE NECESSARY DOCUMENTS AND BRING THEM TO THE OFFICE FOR SIGNING. JOHN SAID HE WOULD.

MELVIN STATED THAT OUR BOAT RAMP IS NOW OPEN BUT THERE IS NOT ENOUGH WATER (ONLY 2 FEET) FOR MOST BOATS TO GET OUT ONTO THE LAKE.

MELVIN SAID THAT THERE HAS BEEN NO MOVEMENT ON THE NEW SEPTIC SYSTEM. THE CONTRACTOR NEEDS TO REVISE HIS DRAWING WHICH CALLS FOR MULTIPLE SPRINKLERS AT THE OLD TENNIS COURT. SINCE IT IS NOW A PARKING LOT THIS IS NO LONGER FEASIBLE. THE SPRINKLER HEADS WILL HAVE TO BE RELOCATED OPPOSITE THE M.U.D. WATER YARD WHEN IT IS CLEARED, AS THIS IS OUT OF THE WAY. WHEN THE PLAN IS APPROVED BY THE BOARD, IT WILL BE REGISTERED AT THE COUNTY COURT HOUSE. WE WILL HAVE ONE YEAR TO INSTALL THE NEW SEPTIC.

OLD BUSINESS: (continued)

LAST YEAR THE BOARD APPROVED A PRIVACY SCREEN FOR THE FENCE AT THE DUMP. EDDIE AND MAUREEN RAMIREZ BOUGHT SIX (100') GREEN ROLLS OF FENCE SCREEN. MELVIN NOTED THAT BEFORE THE SCREENS ARE PUT-UP THE AREA AROUND THE FENCE NEEDS MOWING, WEED-EATING, AND GENERAL CLEAN-UP. MELVIN SAID HE WOULD ASK FOR VOLUNTEERS (POSSIBLY AS EARLY AS NEXT SATURDAY, MARCH 11) TO DO THE WORK. HE ASKS EVERYONE TO LOOK ON OUR FACEBOOK PAGE FOR THE TIME AND DATE WHEN THIS WILL BE SCHEDULED.

NEW BUSINESS: NONE

COMMENTS FROM THE BOARD

MELVIN NOTED, SADLY, THAT OUR BURLESON COUNTY ENVIROMENTAL OFFICER HAS UNEXPECTEDLY PASSED AWAY. OUR CONDOLENCES TO HIS FAMILY AND FRIENDS.

COMMENTS FROM THE FLOOR:

A HOMEOWNER ASKED THE STATUS OF THE LEGAL ACTION TAKEN AGAINST THE PROPERTY OWNER WHO VIOLATED DEED RESTRICTIONS IN SECTION 7 AND WHAT DID IT COST IN LEGAL FEES? MELVIN REPORTS THE HOA RECEIVED A SUMMARY JUDGEMENT IN COURT IN OUR FAVOR AND THE MOBIL HOME HAS ALREADY BEEN REMOVED. A LEAN HAS BEEN PLACED ON THE PROPERTY TO RECOVER THE LEGAL EXPENSES. MAUREEN RAMIREZ STATED THAT THE HOA HAS SPENT IN EXCESS OF \$10,000 IN LEGAL FEES.

ANOTHER HOMEOWNER ASKED ABOUT CLEAN-UP OF THE POND ON HOA GREENWAY PROPERTY BEHIND HIS HOUSE ON BIRCH HILL LANE. MELVIN STATED HE ASKED LEROY HABY WHO RECOMMENDS WE CONTACT THE TEXAS A&M AGRILIFE GROUP. BOB WARE VOLUNTEERED TO CALL THE LOCAL AGRILIFE REPRESENTIVE FOR INFORMATION.

ANOTHER PROPERTY OWNER ASKED IF WE COULD OPEN THE POOL EARLY THIS YEAR IN TIME FOR SPRING BREAK. MELVIN AND THE REST OF THE BOARD AGREED THAT WE COULD DO THIS. MELVIN SAID HE AND JOHN DUNKLEMAN WOULD GET EVERYTHING READY: INFORM JERRY AND POOL MONITER, START ACCEPTING POOL FEES, AND VALIDATE POOL CARDS (AT OFFICE 3-4 PM EVERY DAY). MELVIN SAID THE POOL WILL BE READY FOR USE THIS YEAR ON SATURDAY, MARCH 11. THANKS MELVIN AND JOHN!

ANOTHER PROPERTY OWNER SAID THE FEBRUARY, 18TH BENEFIT FOR DONNIE LUECK MADE OVER \$3,500. MELVIN SAID THIS WAS A GREAT RESULT AND THAT EVERYONE AGREED THE FOOD WAS GOOD. THANKS TO ALL THE VOLUNTEERS!

THE ENHANCEMENT COMMITTEE REPORTS THAT THEY HAVE DECIDED ON A LOCATION FOR THE NEW BASKETBALL COURT AND WILL BE LOOKING FOR VOLUNTEERS TO PREPARE THE SURFACE FOR POURING THE CONCRETE. THEY KNOW A CONTRACTOR WHO WILL DO THE WORK FOR A REASONABLE PRICE. CARRIE FERGUSON ASKED THAT THEY SUBMIT AN ARCHEITECTURAL FORM TO THE BOARD FOR APPROVAL BEFORE WORK STARTS.

CHANGE IN OWNERSHIP: FOUR

<u>NEW OWNER</u>	<u>SEC</u>	<u>BLK</u>	<u>LOT</u>	<u>PREVIOUS OWNER</u>
JOSUA AND MARCI MCCULLOCH	5	3	1	DOUG AND LISA SCHLEMMER
PAUL WILLIAMSON	3	8	54, 55, 56, 57	FRED LOWERY/ BETH RUTHERFORD
PETER RODRIGUEZ	4	15	34	LISA MOORE
ADRIANNA RODRIGUEZ	5	6	21	MARK AND SANDRA PASCHALL

ADJOURNMENT;

A MOTION TO ADJOURN BY MELVIN, SECONDED BY CARRIE FERGUSON WAS APPROVED AT 9:18 AM.

THE NEXT MONTHLY MEETING IS **SATURDAY, APRIL 1, 2023 AT 9:00 AM** AT COMMUNITY BUILDING. THESE MINUTES WERE APPROVED IN THE REGULAR MONTHLY BOARD MEETING

OF THE _____DAY _____, 2023.

SECRETARY

PRESIDENT

