

**BIRCH CREEK FOREST PROPERTIES, INC.**  
**MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS**  
**APRIL 1, 2023**

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET AT THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, APRIL 1, 2023 AT 9:00 AM.

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

MINUTES OF THE REGULAR BOARD MEETING HELD MARCH 4, 2023, WHICH WERE POSTED AND CIRCULATED WERE APPROVED UPON A MOTION BY JOHN SCHOELLMAN AND SECONDED BY CARRIE FERGUSON. THE MINUTES WILL BECOME PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT AS OF MARCH 31, 2023 WAS GIVEN BY CARRIE FERGUSON. UPON MOTION BY CARRIE AND SECONDED BY JOHN DUNKLEMAN THE BOARD APPROVED THE REPORT AS PAID. THIS REPORT IS TO BECOME PART OF THIS MEETING'S RECORDS.

**COMMITTEE REPORTS:**

**SWIMMING POOL:** JERRY POTENZA WAS NOT PRESENT, BUT THE POOL LOOKS IN GOOD CONDITION. JOHN SCHOELLMAN REPORTS THE POOL HAS BEEN OPEN SINCE MARCH 11 AND OVER A DOZEN PROPERTY OWNERS HAVE RENEWED THEIR POOL PASS FOR THIS YEAR.

**ABATEMENT:** NONE

**ARCHITECTURAL:** ONE

KATHERINE BRADLEY APPLIED TO BUILD AN ALL METAL MONOSLOPE COVER (15' x 30' x 13' x 11') FOR HER RV ON HER PROPERTY AT 313 SPRING OAK LANE. THE BOARD DECIDED TO DEFER APPROVAL AS THE ARCHITECTURAL COMMITTEE HAS NOT HAD A CHANCE TO REVIEW IT.

**GRIEVANCE:** NONE WRITTEN, ONE E-MAIL

A PROPERTY OWNER COMPLAINED THE STREET LIGHT IN FRONT OF THEIR HOUSE WAS OUT. BOARD MEMBER MAUREEN RAMIREZ STATED SHE HAS NOTIFIED BLUEBONNET ELECTRIC.

**BUILDING RENTAL:** TWO RENTALS, ONE ON APRIL 8 AND THE OTHER ON APRIL 29.

**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.

JOHN SCHOELLMAN NOTED IT IS THE BOARD'S INTENTION TO FILE LIENS WITH THE COUNTY FOR PROPERTIES IN ARREARS ON THEIR YEARLY MAINTENANCE FEE. ASST. SECRETARY MAUREEN RAMIREZ SAID OUR ATTORNEY HAS PROVIDED FORMS FOR US TO USE TO FILE A LIEN WITH THE COUNTY.

JOHN SCHOELLMAN REMARKED THAT SINCE ALL BOARD MEMBERS HAVE SIGNED THE BANK'S DOCUMENTATION FOR OUR NEW ENHANCEMENT ACCOUNT EACH CAN NOW DEPOSIT OR WITHDRAW, AS WITH OUR OTHER ACCOUNTS..

JOHN NOTED THAT GREEN PRIVACY SCREENS HAVE BEEN INSTALLED AROUND THE TRASH DUMP. EDDIE AND MAUREEN RAMIREZ BOUGHT SIX (100') ROLLS OF FENCE SCREEN, MELVIN ASKED FOR VOLUNTEERS TO INSTALL THEM, AND SEVERAL PEOPLE STEPPED FORWARD TO DO THE WORK. EVERYONE IN ATTENDANCE GAVE THESE VOLUNTEERS A ROUND OF APPLAUSE. THANKS ALL!

**OLD BUSINESS: (continued)**

JOHN SCHOELLMAN UPDATED EVERYONE ON THE REVISED PLAN FOR THE NEW SEPTIC SYSTEM THAT EDDIE BLOCH, REGISTERED SANITARIAN, DREW UP FOR US. IT CALLS FOR AN AEROBIC SEPTIC SYSTEM WITH TWO SPRINKLERS HEADS, EACH WITH ITS OWN 25’ RADIUS SPRAY FIELD. THESE ARE LOCATED IN THE PARK, WELL AWAY, FROM BUILDINGS OR PLAYGROUND EQUIPMENT AND WILL ONLY DISCHARGE AT NIGHT. WHEN THE PLAN IS APPROVED BY THE BOARD, IT WILL BE REGISTERED AT THE COUNTY COURT HOUSE AND WE WILL HAVE ONE YEAR TO HAVE A CONTRACTOR INSTALL THE NEW SEPTIC. A DISCUSSION WAS HELD AND THE BOARD DECIDED TO DEFER APPROVING THE PLAN UNTIL FURTHER DISCUSSION COULD BE HELD.

JOHN WAS ASKED ABOUT ACCESS TO THE POOL RESTROOMS AS REPAIR WORK IS NEEDED BEFORE THEY ARE OPEN. HE SAID THAT THEY CAN BE OPENED WHENEVER THE CONTRACTOR IS READY.

**NEW BUSINESS:**

MAUREEN RAMIREZ NOTED THAT THE ENTRANCE TO THE SUBDIVISION HAS TWO PALM TREES THAT WERE DAMAGED BY COLD WEATHER AND NEED TO BE REMOVED. A PROPERTY OWNER VOLUNTEERED HER SERVICES AND WILL HELP TO REMOVE THE TREES TODAY. THANK YOU!

PRESIDENT MELVIN LEHMANN NOTICED TWO RECENT INCIDENTS AT THE DUMP WHEN LOGS MORE THAN FOUR INCHES IN DIAMETER WERE PLACED ON THE BURN PILE. WE HAVE ASKED PROPERTY OWNERS TO PUT ONLY BRUSH ON THE BURN PILE. LARGE LOGS TAKE TOO MUCH TIME TO BURN AND OFTEN REIGNITE EVEN AFTER THEY ARE DOUSED WITH WATER. MELVIN PROPOSES THAT ANYONE VIOLATING THIS RULE, OR ANY OTHER RULE, SHOULD HAVE THEIR DUMP CARD DEACTIVATED, BE ASKED TO REMOVE THE LOGS OR CORRECT THE SITUATION, AND PAY A \$40 FINE BEFORE THEIR CARD IS REACTIVATED. THE BOARD DISCUSSED THIS PROPOSAL AND IT WAS NOTED THAT CONDITIONS AT THE DUMP ARE A LOT BETTER NOW THAT MORE SIGNS HAVE BEEN PUT UP. THE BOARD DECIDED TO TAKE NO ACTION ON THIS PROPOSAL UNTIL NEXT MONTH.

**COMMENTS FROM THE BOARD** NONE

**COMMENTS FROM THE FLOOR:**

EDDIE RAMIREZ HAS A LARGE MAP OF THE SUBDIVISION THAT HE WOULD LIKE TO MAKE AVAILABLE TO EVERYONE BY PLACING IT IN THE COMMUNITY BUILDING. THANKS EDDIE.

THE ENHANCEMENT COMMITTEE ASKED THE BOARD FOR SUPPORT, FINANCIAL AND OTHERWISE, IN MAKING REPAIRS TO THE BASKETBALL COURT. JOHN SCHOELLMAN SAID THE BOARD WOULD BE GLAD TO CONSIDER ANY PROPOSAL. HE ASKED THAT IT BE IN THE FORM OF A WRITTEN PLAN ITEMIZING COSTS.

JOHN SCHOELLMAN WAS ASKED IF METAL OBJECTS, LIKE AN OLD BICYCLE, CAN BE TAKEN TO THE DUMP. HE SAID YES! ; JUST PLACE IT BY A DUMPSTER AND LEAVE A NOTE OR CONTACT DON ROWELL, WHO COLLECTS METAL FOR RECYCLING.

**CHANGE IN OWNERSHIP:** ONE

<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

**ADJOURNMENT:**

A MOTION TO ADJOURN BY JOHN SCHOELLMAN, SECONDED BY MAUREEN RAMIREZ WAS APPROVED AT 9:25 AM. THE NEXT MONTHLY MEETING IS **SATURDAY, MAY 6, 2023 AT 9:00 AM** AT COMMUNITY BUILDING.

THESE MINUTES WERE APPROVED IN THE REGULAR MONTHLY BOARD MEETING OF THE \_\_\_\_\_ DAY \_\_\_\_\_, 2023.

\_\_\_\_\_  
SECRETARY

\_\_\_\_\_  
PRESIDENT

