

**BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
JANUARY 7, 2023**

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET AT THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, JANUARY 7, 2023 AT 9:01 AM.

PRESIDENT MELVIN LEHMANN CALLED THE MEETING TO ORDER, THERE BEING A QUORUM PRESENT. TREASURER CARRIE FERGURSON AND ASST. SECRETARY MAUREEN RAMIREZ WERE ABSENT.

MINUTES OF THE REGULAR BOARD MEETING HELD DECEMBER 3, 2022, WHICH WERE POSTED AND CIRCULATED, WERE APPROVED UPON MOTION BY MELVIN LEHMANN AND SECONDED BY JOHN SCHOELLMAN. THE MINUTES WILL BECOME PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT AS OF DECEMBER 31, 2022 WAS GIVEN BY MELVIN LEHMANN. UPON MOTION BY MELVIN AND SECONDED BY JOHN SCHOELLMAN 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 THE POOL IS IN GOOD CONDITION EXCEPT FOR LEAVES THIS TIME OF YEAR. JERRY SAID OUR INVENTORY OF CHEMICALS IS LOW AND HE WILL BUY MORE. CHLORINE LEVEL IS HOLDING GOOD AS COLD WEATHER DOES NOT REQUIRE A LOT OF CHEMICALS.

ABATEMENT: NONE

ARCHITECTURAL: THREE

1. HAROLD GRANT HAS APPLIED TO BUILD AN ALL STEEL BUILDING/WORKSHOP (2000 SQ FT), WITH CONCRETE SLAB, ROLL-UP DOORS, AND REGULAR DOORS ON HIS PROPERTY AT 401 BLACK WALNUT LANE. A MOTION TO APPROVE BY MELVIN LEHMANN, SECONDED BY JOHN SCHOELLMAN, PASSED UNANIMOUSLY.

2. CHRISTY INMAN HAS APPLIED TO BUILD A CARPORT (20' x 20') IN FRONT OF THE GARAGE ON HER PROPERTY AT 413 BIRCH FOREST DRIVE. A MOTION TO APPROVE BY MELVIN LEHMANN, SECONDED BY JOHN DUNKLEMAN PASSED UNANIMOUSLY.

3. ARRON BRACKEEN HAS APPLIED TO REMODEL HIS PORCH/GARAGE (21' x 46') WITH AN EXTENDED CARPORT (18' x 40') AND WITH CORRUGATED METAL CULVERTS ON HIS PROPERTY AT 432 LEANING OAK LANE. MELVIN SAID THAT SINCE THE ARCHITECTURAL COMMITTEE HAS NOT HAD TIME TO REVIEW THIS FORM THE DECISION TO APPROVE WILL BE DEFERRED UNTIL THE COMMITTEE CAN CONSIDER IT.

GRIEVANCE: NONE WRITTEN

A PROPERTY OWNER COMPLAINED AT THE HOA OFFICE THAT THERE ARE POTHOLES AT THE MAIL BOXES AT THE ENTRANCE TO THE SUBDIVISION. THE COUNTY HAS SINCE VISITED THE SUBDIVISION AND REPAIRED THESE AND DID MANY OTHER IMPROVEMENTS TO THE ROADS IN BIRCH CREEK FOREST. MANY THANKS TO OUR NEW PRECINCT NO. 4 COUNTY COMMISSIONER ROBERT "BOBBY" URBANOSKY.

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 AT (979) 535-8978. THE FEES ARE DUE BY JANUARY 31, 2023. A LATE CHARGE OF \$10.00 PER LOT WILL BE ASSESSED. A PAYMENT PLAN CAN BE ARRANGED BY CALLING THE HOA OFFICE.

LAST YEAR THE BOARD APPROVED A PRIVACY SCREEN FOR THE FENCE AT THE DUMP. EDDIE AND MAUREEN RAMIREZ BOUGHT TWO 6' x 100' ROLLS (ONE GREEN, ONE BLACK) FOR THE BOARD TO EXAMINE. THE CONSENSUS IS THAT THE GREEN ONE LOOKS BEST. EDDIE SAID THAT HE WILL BUY SEVERAL MORE GREEN ROLLS TO COVER ALL BUT THE BACK SIDE OF THE FENCE. THANKS EDDIE AND MAUREEN!

NEW BUSINESS: NONE

COMMENTS FROM THE BOARD

JOHN SCHOELLMAN SUGGESTED THAT THE BOARD VISIT OUR NEW PRECINCT NO. 4 COUNTY COMMISSIONER AND INVITE HIM TO SPEAK AT THE NEXT MEETING. THIS WILL LET HIM KNOW WE ARE INTERESTED IN HIS PLANS FOR IMPROVING THE SUBDIVISION AND WE CAN THANK HIM FOR THE RECENT ROAD REPAIR. MELVIN SAID HE WOULD TRY TO DO THIS.

MELVIN NOTED THE CONTRACTOR HAS SUBMITTED DRAWINGS FOR THE NEW SEPTIC FOR THE COMMUNITY BUILDING/POOL. WHEN THE BOARD APPROVES, THEY WILL REGISTER THE DRAWINGS WITH THE COUNTY. UPON COUNTY APPROVAL WE WILL HAVE ONE YEAR TO INSTALL THE NEW SEPTIC. IT IS AN AEROBIC TYPE AND WILL DISCHARGE CLEAN WATER THROUGH A SPRINKLER SYSTEM. WORK ON THE NEW SEPTIC WILL TAKE PLACE DURING THE POOL OFF SEASON ABOUT THIS TIME NEXT YEAR.

MELVIN ASKED ABOUT THE DECEMBER 10 , GUMBO/PHOTOS WITH SANTA FUNDRAISER. TINA BOLTEN SAID THERE WAS A GOOD TURNOUT, WITH FAVORABLE COMMENTS AND SANTA WAS POPULAR. TICKET REVENUE AND DONATIONS AMOUNTED TO OVER \$2,100.

A PROPERTY OWNER ASKED IF AN ACCOUNT WILL BE SET UP AT THE BANK FOR THE FUNDRAISER PROCEEDS. MELVIN SAID, "YES", HE WILL SET UP A SEPARATE SAVINGS ACCOUNT UNDER THE HOA NAME AND LABEL IT 'ENHANCEMENT'.

COMMENTS FROM THE FLOOR:

A PROPERTY OWNER ASKED HOW THE DEMO WORK AND REPLACEMENT OF THE BASKETBALL COURT WAS GOING. MELVIN SAID WET WEATHER HAMPERED DEMO WORK AND THAT ESTIMATES WOULD HAVE TO BE OBTAINED FOR A NEW CEMENT SLAB. THE OLD ONE WAS VERY THIN AND HAD NO REBAR SUPPORT AND CONSEQUENTLY IT CRACKED. MELVIN SAID FURTHER DETAILS WOULD BE HANDLED BY THE BCF COMMUNITY ENHANCEMENT COMMITTEE SUCH AS REPLACEMENT OF THE GOALS.

MELVIN ALSO NOTED THAT THE LOCATION OF THE NEW SEPTIC WILL HAVE TO BE CHOSEN BEFORE THE NEW BASKETBALL COURT CAN BE LOCATED BUT THE SEPTIC WILL BE DECIDED IN PLENTY OF TIME BEFORE WORK ON THE BASKETBALL COURT BEGINS.

A PROPERTY OWNER ASKED WHEN THE DOCKS AT THE LAKE WOULD BE OPEN. MELVIN SAID HE WOULD ASK THE COUNTY.

ANOTHER PROPERTY OWNER NOTED IMPROVEMENTS NEEDED ON THE INTERIOR OF THE COMMUNITY BUILDING. MELVIN REFERED HER TO THE BCF COMMUNITY ENHANCEMENT COMMITTEE. HE AND JOHN SCHOELLMAN SAID THAT CHANGES TO THE KITCHEN AND BATHROOM WILL BE RELATIVELY INEXPENSIVE AND EASY. IN THE MEANTIME THEY WOULD SEE THAT THE OVEN IS FIXED.

SOMEONE ASKED ABOUT THE PROGRESS ON THE LAWSUIT. MELVIN SAID THAT WE WILL ASK THE JUDGE FOR A SUMMARY JUDGEMENT NEXT WEEK AGAINST THE PROPERTY OWNER WHO DID NOT APPEAR IN COURT. THIS WILL MINIMIZE LEGAL EXPENSES AND SUCESSFULLY END THE LAWSUIT IN OUR FAVOR.

CHANGE IN OWNERSHIP: FIVE

| <u>NEW OWNER</u> | <u>SEC</u> | <u>BLK</u> | <u>LOT</u> | <u>PREVIOUS OWNER</u> |
|------------------------------|------------|------------|---------------|--------------------------------------|
| ROBERT D. HOFFMAN | 7 | 2 | 1, 13 | WIDEMAN INVESTMENT LLC |
| CHARLES AND SUSAN FRENCH | 4 | 15 | 14-16, 24, 25 | STACY L. SANDERS |
| JOSEPH AND DANIELLE ZEQUEIRA | 5 | 8 | 18-21 | WALTER AND LINDA TUCKER |
| JERRY AND SUSAN WARNE | 4 | 15 | 48 | LAURA WIGGINS |
| JEREMY R. SMITH | 4 | 15 | 77-81 | MEGAN, JUSTIN, LAUREN, EMILY ZARZOUR |

ADJOURNMENT:

A MOTION TO ADJOURN BY MELVIN, SECONDED BY JOHN SCHOELLMAN WAS APPROVED AT 9:40 AM. THE NEXT MONTHLY MEETING IS **SATURDAY, FEBRUARY 4, 2023 AT 9:00 AM** AT COMMUNITY BUILDING. THESE MINUTES WERE APPROVED IN THE REGULAR MONTHLY BOARD MEETING OF THE _____ DAY _____, 2023.

SECRETARY

PRESIDENT

