

BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS JUNE 3, 2023

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET AT THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, JUNE 3, 2023 AT 9:00 AM.

PRESIDENT JOHN SCHOELLMAN CALLED THE MEETING TO ORDER, THERE BEING A QUORUM PRESENT. ASST. TREASURER RANDY SCHOENER WAS ABSENT.

MINUTES OF THE REGULAR BOARD MEETING HELD MAY 6, 2023, WHICH WERE POSTED AND CIRCULATED WERE APPROVED UPON A MOTION BY CARRIE FERGUSON AND SECONDED BY JOHN SCHOELLMAN. THE MINUTES WILL BECOME PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT AS OF MAY 31, 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.

BOARD VACANCY FILLED JOHN SCHOELLMAN ANNOUNCED THAT RANDY SCHOENER WAS CHOSEN TO SERVE ON THE BOARD AS ASST. TREASURER FOR THE REMAINDER OF MELVIN LEHMANN'S TERM (SEP., 2024).

COMMITTEE REPORTS:

SWIMMING POOL: JERRY POTENZA REPORTS THAT THE POOL IS IN GOOD CONDITION. PRESIDENT SCHOELLMAN ANNOUNCED THAT NEW LOCKS ARE BEING INSTALLED ON THE POOL BATHROOM DOORS AND ASKS POOL USERS TO STOP BY THE HOA OFFICE AND EXCHANGE THEIR OLD KEY FOR A NEW ONE.

ABATEMENT: NONE

ARCHITECTURAL: FOUR

THE ARCHITECTURAL COMMITTEE NAMED GARY SLAYDON TO THE COMMITTEE. JOHN SCHOELLMAN MADE A MOTION TO APPROVE, SECONDED BY CARRIE FERGUSON AND UNANIMOUSLY APPROVED.

KATHERINE BRADLEY APPLIED TO BUILD AN ALL METAL MONOSLOPE COVER (15' x 30' x 13' x 11') FOR AN RV ON HER PROPERTY AT 313 SPRING OAK LANE. JOHN SCHOELLMAN MADE A MOTION TO APPROVE, SECONDED BY CARRY FERGUSON AND APPROVED UNANIMOUSLY.

JERRY CUPIT APPLIED TO BUILD AN ALL METAL GARAGE (34' x 34' x 14') ON HIS PROPERTY AT 303 RIPPLE CREEK LANE EAST. THE BOARD DECIDED TO DEFER A DECISION ON THE SET BACK VARIANCE.

DAVID AND TANA PEURIFOY APPLIED TO PLACE A STORAGE CONTAINER (40' x 8') ON THEIR PROPERTY AT 709 TANGLEWOOD. JOHN SCHOELLMAN MADE A MOTION TO APPROVE, SECONDED BY JOHN DUNKLEMAN AND APPROVED UNANIMOUSLY.

TOMMY HOFFART APPLIED TO BUILD A CARPORT (40' x 20') FOR A TRAILER ON HIS PROPERTY AT 801 WOODVINE. JOHN DUNKLEMAN MADE A MOTION TO APPROVE, SECONDED BY JOHN SCHOELLMAN AND APPROVED UNANIMOUSLY,

GRIEVANCE: SIX GRIEVANCES

MAUREEN RAMIREZ REPORTS THAT ALL PROPERTY OWNERS ARE WILLING TO COMPLY EXCEPT ONE. GRIEVANCES ARE MOSTLY YARDS NEEDING MOWING, BOATS AND WRECKED TRUCKS NEEDING MOVING. AN EXTENDED DISCUSSION WITH A PROPERTY OWNER REGARDING CAMPING IN A SECTION RESERVED FOR HOUSES, IN VIOLATION OF DEED RESTRICTIONS, WAS TABLED BY PRESIDENT SCHOELLMAN WHO SAID THAT THE BOARD WOULD ASK OUR ATTORNEY FOR CLARIFICATION.

THE BOARD DISCUSSED ADOPTING A PORTION OF THE SOMERVILLE CITY ORDINANCE FOR RAISING CHICKENS AS STATE LAW PERMITS, AS MODIFIED BY HOA'S. THE MOTION WAS TABLED UNTIL THE RULES ARE READY FOR REVIEW AND SHOWN TO OUR ATTORNEY.

BUILDING RENTAL: NONE

OLD BUSINESS:

LAST MONTH THE BOARD APPROVED FRANK'S SEPTIC AS CONTRACTOR FOR THE NEW SEPTIC. JOHN SCHOELLMAN SAID THAT THE WORK WILL BEGIN SOON AND WILL NOT INTERRUPT POOL USE.

JOHN NOTED THREE ESTIMATES HAVE BEEN RECEIVED FOR REMOVING 5 TREES AT THE PARK. JOHN MADE A MOTION TO ACCEPT TURNER & SONS', SECONDED BY CARIE FERGUSON AND PASSED UNANIMOUSLY.

THE BOARD CONSIDERED WHAT TO DO ABOUT DUCK WEED/ALGAE ON PONDS. A PROPERTY OWNER HAS CONTACTED A COMMERCIAL COMPANY THAT APPLIES THREE \$700 TREATMENTS. SEVERAL WAYS TO REMOVE THE SCUM WERE CONSIDERED: CRYSTAL BLUE; SOLAR POWERED AERATOR; CARP; DUCKS; AND CONTACTING A&M AND TEQC. IT WAS DECIDED THAT MORE RESEARCH WAS NEEDED.

NEW BUSINESS:

SEPTEMBER ELECTIONS: SECRETARY. JOHN DUNKLEMAN WAS ASKED TO REMIND EVERYONE THAT AT THIS YEAR'S ANNUAL MEETING (**SEPT. 2**) THERE WILL BE THREE OPEN POSITIONS ON THE BOARD. THREE MEMBERS' TERMS OF SERVICE WILL EXPIRE: JOHN SCHOELLMAN, JOHN DUNKLEMAN, AND CARRIE FERGUSON. AS PER BY-LAWS VOLUNTEERS WERE ASKED TO SERVE ON THE NOMINATING COMMITTEE: 1.) DON SHOCKEY, 2.) BILL WILSON, AND 3.) CHRIS HENNING VOLUNTEERED. PRESIDENT SCHOELLMAN MADE A MOTION TO ACCEPT, SECONDED BY JOHN DUNKLEMAN AND PASSED UNANIMOUSLY.

PRESIDENT SCHOELLMAN ANNOUNCED THAT A PRELIMINARY BUDGET HAS BEEN PREPARED AND WILL BE DISCUSSED IN EXECUTIVE SESSION.

PRESIDENT SCHOELLMAN STATED THE BOARD IS DOING THE BEST IT CAN TO GET THE BEST LEGAL ADVICE TO CORRECTLY FOLLOW THE EXISTING DEED RESTRICTIONS. THIS IS FOR THE BENEFIT OF ALL PROPERTY OWNERS. HE NOTED THAT IF THE BOARD DOES NOT DO THIS THE HOA ITSELF WOULD BE SUBJECT TO LEGAL ACTION BY ANY PROPERTY OWNER DEMANDING DEED RESTRICTIONS BE FOLLOWED.

ANNOUNCEMENTS:

1. BIRCH CREEK ENHANCEMENT COMMITTEE IS HAVING A **HAMBURGER BASKET FUND RAISER ON SATURDAY, JUNE 10 BETWEEN 11:00 AM - 2:00 PM** AT THE COMMUNITY BUILDING. THE BASKET IS **\$12.00** PER TICKET.

2. THIS YEAR'S **INDEPENDENCE DAY BIRCH CREEK AREA V.F.D. FUNDRAISER** IS ON **SATURDAY, JULY 1** AT THE FIRE STATION. SERVING TIME IS AT **11:00 AM - 1:00 PM** (MEAL TICKET: **\$15.00** PER MEAL). AUCTION AND SILENT AUCTION TO FOLLOW AT **12:00 PM**. FIVE GIFT CERTIFICATE FUNDRAISER RAFFEL (\$200 VISA GIFT CARD) (**\$10** PER TICKET). FIVE GUN FUNDRAISER RAFFEL (**\$20** PER TICKET, ONLY 500 SOLD).

COMMENTS FROM THE BOARD NONE

COMMENTS FROM THE FLOOR: RANDY PACHAR AND TINA BOLTEN STATED THE IMMEDIATE PLANS OF THE ENHANCEMENT COMMITTEE ARE TO REPAIR THE BASKETBALL COURT, PARK SWINGS AND POOL CHAIRS. THE CONCRETE FOR THE BASKETBALL COURT IS ESTIMATED AT \$3,000 WITH VOLUNTEER HELP.

PROPERTY OWNERS ASKED QUESTIONS ABOUT THE NEW SEPTIC SYSTEM AND NOTED THAT RUTS IN THE AREA AROUND THE POOL NEED FILL DIRT AND GRATING ON POOL DISCHARGE SHOULD BE REPLACED.

CHANGE IN OWNERSHIP:

NEW OWNER	FIVE			PREVIOUS OWNER
	SEC	BLK	LOT	
DAVID MOORE	3	14	28, 29	SANDRA HEINZE
DAVID KORENEK, MICHAEL LEWIS	6	1	1, 2, 3	DYLAN AND COLLEEN BROWN
DANNY SMITH	5	1	25, 26, 27, 28, 29	JASON BICE
BOBBY AND SUSAN HOOD	1	4	12, 13	COLLEEN HANEY
DENNIS AND JANET SHOOK	5	1	1, 2, 3, 4, 5	JACK AND KATHERINE FISHER

ADJOURNMENT:

THE BOARD WENT INTO EXECUTIVE SESSION AT 10:31 AM.. AFTER COMPLETING SEVERAL ITEMS OF BUSINESS, A MOTION TO ADJOURN BY JOHN SCHOELLMAN, SECONDED BY MAUREEN RAMIREZ WAS APPROVED AT 11:05 AM. THE NEXT MONTHLY MEETING IS **SATURDAY, JULY 8, 2023 AT 9:00 AM** IN THE COMMUNITY BUILDING.

THESE MINUTES WERE APPROVED IN THE REGULAR MONTHLY BOARD MEETING

OF THE _____ DAY _____, 2023, _____ SECRETARY _____ PRESIDENT

