

**Bakers Branch Estates Homeowners Association
Board of Directors Meeting
July 29, 2019**

Quorum established

I. Call to order – 7:10 pm – Melanie Carr

II. Approve June 2019 Meeting Minutes (Jay Hollowell 1st, Carter Strey 2nd, All approved)

III. Officer's Reports

A. Activities – Jennifer Speer

- We will cancel our AUG First Friday due to high heat and start up again in SEPT.
- Once school starts up, a poll will be placed in email and on our Facebook page for interest in a trip to Legoland/SEA LIFE Aquarium at Grapevine Mills Mall for mothers with younger children to get to know one another.

B. Secretary – Christy Allen – No report, not present

C. ACC – Jay Hollowell

- New roofs: 1301 Cilantro (Doyel), 1312 Paprika (Hollowell)
- Fence replacements: 1305 Cilantro (Feng)

D. Treasurer – Carter Strey – Emailed report, not present.

Current Balance – Checking: \$20,781.64

Current Balance – Reserve: \$103,447.91

Invoices for the homeowners' dues were sent first week of July, 43 homes still unpaid.

E. Landscape – Sheila Doherty

Yard of the Month Winners for July:

- 913 Rosemary – Robison Family
- 1305 Ginger – Hollrah Family

F. Vice President – Chris Ball - No report

G. President – Melanie Carr – See old business.

IV. Old Business –

- We will post announcements of upcoming monthly Board meetings to Facebook now.
- Strive Concrete Solutions company approached us offering a discount of their services for repair of sinking concrete (sidewalks, driveways, pool decking); will include in upcoming newsletter.
- O'Donnell's completed revamp/replacement of the Triangle Beds on the corners of Big Canyon and Cilantro. We will follow up on the flowers, though, to ask O'Donnell's with the next color change-out to give us flowers with more "pop" in color, both for triangle beds and for the entrances.
- Our Bakers Branch Fall Garage Sale will be held OCT 19th from 8am-12noon. There has previously been low participation, so we decided there needs to be at least 10 participants in order to justify purchasing an ad in the paper. Regardless, the signs will be posted at the front of the neighborhood.
- Our Bakers Branch Fall Party will be held NOV 16th. Details are being established.

V. New Business –

- It was noted there are several areas on the Cilantro greenbelt trail where the concrete is cracking, separating, crumbling, and in disrepair. We will reach out to the Town to inquire how to proceed with getting repairs.

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- Jennifer suggested that we reach out to Christine Hastings, Manager of the Town’s Animal Control as a speaker for our next Annual Meeting. Jennifer saw her local wildlife presentation at another meeting and it was very informative (about snakes, animals, and using Animal Control to help us remove critters inside and outside our homes).
- We have some landscape lighting that needs repair in the entrances, so will have a contractor come check on those.
- There was discussion re: holding a contest for “Best Decorated Street” this December and possibly contacting members of “Keep Flower Mound Beautiful” to be our contest judges.
- A neighbor suggested that we consider the possibility of a “neighborhood tool shed” with a selection of larger tools that homeowners could use as needed. After discussion, we decided the easier/more feasible solution would be for neighbors to reach out via our Facebook page and request borrowing a specific tool.

VI. Next HOA Meeting – Our next meeting will be held on Monday, August 26th at 7:00pm at Jennifer Speer’s home.

Meeting adjourned – 8:02 pm – Melanie Carr

Attendance:

President: Melanie Carr
Vice President: Chris Ball
Landscape: Sheila Doherty

ACC: Jay Hollowell
Treasurer: Carter Strey