

Bakers Branch Estates Homeowners Association
Annual Meeting Minutes
February 26th, 2018

- I. Call to Order – 7:04pm – Melanie Carr
- II. Quorum established
- III. Approval of February 27, 2017 Annual Meeting Minutes (Dale Leslie 1st, Jay Hollowell 2nd, all approved)
- IV. President's Remarks - Melanie Carr
2017 In Review and 2018 to Come
 1. We spent \$5000 on updating / upgrading the irrigation system.
 2. We spent about \$2,000 trimming all of the trees on the greenbelts and in the landscape beds.
 3. We updated the Christmas decorations at each of the entrances with commercial grade garland, larger wreaths and red bows. We spent about \$1200.
 4. Finished scanning all of the past HOA paper documents so that there is an electronic file for everything on our google drive.
 5. We had two garage sales this year.
 6. We had a few families volunteer for the Caveman Triathlon. They donate a \$150 towards our block party each year for our support. Hopefully, this year, we can give them more support because it is a fun time!
 7. We hosted one block party in 2017.
 8. This year, we are spending about \$1000 replacing the lights in each of the flower beds at the two entrances.
 9. If you have any ideas on improvements that need to be addressed, please let us know.
 10. We will be discussing the plans (briefly) for the proposed neighborhood, Magnolia Court, across from the CAC.
- V. Treasurer's Report - Carter Strey – Overview of budget and year-end balance sheet.
- VI. Nominations - Nominations of the nominating committee and those wishing to place their names in nomination were announced:
 - Christy Allen
 - Carter Strey
 - Kelly Long
- VII. Election by Ballot (if needed) - Members were voted in by acclamation with all present voting for and none opposed.
- VIII. Open forum
 - Mailboxes – It was asked about if there was a company where mailbox parts could be ordered and it was mentioned that the information for the company, Brandon Industries, is on our HOA website on the FAQ's page.
 - Someone asked when the gate on Current Way to the new Toll Brother's neighborhood will be finished. We did not have the answer, but will try to find out. The gate will only be for emergency access though, and not a through way.
 - We should have a closed Facebook group to include all neighbors to post neighborhood specific items. Natalie Reid agreed to create this page for us. Thank you, Natalie!
 - Has there been any movement with pursuing a street light at Gerault and Big Canyon? There was a bit of discussion around this as Jamie Rawson told the group that they have met with the Mayor and he is open

to a suggestions/discussions. We all talked about if there had ever been any interest from the neighborhood across from us on Gerault but we don't believe anyone has contacted us regarding that issue. There was discussion as to a Pedestrian Crosswalk and if that would even be enough for people to slow down and allow pedestrians to safely cross Gerault.

- Melanie informed the group that the new proposed neighborhood, Magnolia Court, would add 50+ homes at the corner of Spinks/Gerault. There would be one entrance off of Gerault and one entrance from Spinks into the new neighborhood. The developer would also be connecting existing trails to extend through this new neighborhood to Gerault and Spinks at the stop light to cross over Gerault.
- We asked if people wanted to keep the organized garage sale dates and Natalie suggested it would be easy to use our new Facebook page to poll neighbors and find the best date for those who wanted to participate.
- There are teenagers (and adults) who seem to be driving faster than 30 mph through the neighborhood and as spring time is around the corner, it is worrisome with more kids outside playing. Safety is definitely a concern, but if you see someone driving too fast, either approach them cordially or go talk to a parent if it is a teenager. We discussed the use of rumble strips down Big Canyon and someone suggested possibly lowering the speed limit. In the past, these ideas were suggested to the Town but neither rumble strips nor reduced speed limit signs were allowed.
- Our mail delivery continues to be an issue. Mail is sometimes delivered in the morning, afternoon or even late at night, and continues to be misdelivered. Melanie will send out a link to a service offered through the Postal Service that allows you to preview the mail (letters) that will be delivered each day. It was also brought up that our neighborhood doesn't have a designated Postal Employee and our mail is delivered by whomever is finished first. This could be one of the issues related to mail inconsistencies.
- Our next block party will possibly be in May. If you have any ideas or would like to help plan the party, feel free to contact Christy Allen at secretary@bakersbranchhoa.com.
- (Side note): Throughout the meeting, door prizes were given away in drawings (one entry was allowed per household) and the winners were as follows:
 - \$180 HOA dues = Jay Hollowell
 - Dozen Cake Pops – John Clayton
 - Dozen Cake Pops – Deborah Martinez
 - Texas Roadhouse Basket – Dale Leslie
 - LulaRoe Leggings – Amelia Dement
 - \$20 Chili's – Bijal Haria
 - \$20 Chili's – Wei Wong
 - \$50 Fish City Grill – Kelly Long
 - \$25 Texas Roadhouse – Christy Allen
 - \$25 Cabela's – Hua Yang
 - \$25 Chili's/On the Border/Maggiano's – Kris Borchers
 - Young Living Basket – Amy Cody
 - \$25 Home Depot – Wes Spencer
 - Nail Color Strips Kit – Jim Doherty

IX. Meeting Adjourned – 8:10 p.m.