

Bakers Branch Estates Homeowners Association
Annual Meeting Minutes
March 2, 2020

- I. Call to Order – 7:06 pm – Melanie Carr
- II. Quorum established
- III. Approval of February 27, 2019 Annual Meeting Minutes (John Clayton 1st, Dan Millner 2nd, all approved)
- IV. Presentation about Wildlife Around Us
 - Town of Flower Mound Animal Services spoke about living with our neighboring wildlife
 - Christine Hastings, Animal Services Manager
 - Kerri, Outreach Programs
- V. Recognitions
 - Neighborhood Logo Contest Award – Jay Hollowell announced *Mike Doyle* as the winner
 - Inaugural Melanie Carr Good Neighbor Award – Jennifer Speer announced *Dennis Cox* as the recipient
 - Giveaways Throughout the Meeting:
 - \$180 HOA dues – Traci Holton
 - \$180 HOA dues – Paul Nathanson
 - \$25 Gift Card – Aiden Feng
 - \$25 Gift Card – David & Linda Robison
 - \$25 Gift Card – Dan Millner
- VI. President's Remarks - Melanie Carr
2019 In Review and 2020 to Come
 - Another successful winter block party. We had a chili cookoff, bake off, smoked meat cookoff, outdoor movie screen, pizza, popcorn and s'mores on the fire pit. Neighbors that attended enjoyed the event.
 - We remade both triangle flower beds on the Big Canyon and Cilantro intersection of the greenbelt.
 - We paid to have all trash bins cleaned professionally again. It was a bit more challenging to complete this year, but everyone had their bins cleaned.
 - We purchased and scheduled a group installation of new mailbox flags for everyone.
- VII. Treasurer's Report – Melanie Carr in absence of Carter Strey
Overview of budget and year-end balance sheet
 - Officially announced the Strey family is moving and Carter has stepped down from his treasurer role. Christy Allen will be taking on this position.
 - We still have reserve to cover a catastrophic event to the brick wall on the exterior of the neighborhood.
 - Spend was \$1,800 more for landscaping due to overage from last year's budget. Therefore, the budget was not adjusted.
 - Our Checking account has a balance of \$5,629 and our Reserve Account has a balance of \$103,864.
- VIII. Nominations for Board positions:
 - Christy Allen
 - Sheila Doherty

- Jay Hollingsworth

Voted in by acclamation (Motion by Jamie Rawson, Dan Millner 2nd, all approved)

IX. Open forum

- Solar Panels – The State has outlined parameters stating the panels generally cannot be placed on the front of the house and must be installed by approved contractors only on the back or side of the house. Melanie will post the specific parameters online and send via email in next newsletter.
- Landscape - Suggestion was made to add mulch to the triangle beds under the ligustrums from the exterior border to the inside river rock.
- Fun Idea – Karen Rawson suggested requesting for those homeowners original to the neighborhood to stand, which included 11 neighbors attending. Request for newest homeowner attending to stand, which was Traci Holton.
- Repair needed – A neighbor inquired if there was anything the HOA could do about the couple of broken sections in the CAC property fence bordering Sweetwater. The Board will reach out to the Town and ask for repairs to be completed, since it is Town property.
- Trails - One neighbor noted the red bollard posts on the trails had recently been painted by the Town. HOA paid to have the faded old trail signs removed with the approval of the Town of Flower Mound last year; the Town is replacing and installing new trail signs along the trail.

X. Meeting Adjourned – 8:00 p.m.