

**Bakers Branch Estates Homeowners Association  
Board of Directors Meeting  
August 27, 2018**

**Quorum established**

**I. Call to order – 7:04 pm – Melanie Carr**

**II. Approve July 2018 Meeting Minutes (Dan Millner 1<sup>st</sup>, Christy Allen 2<sup>nd</sup>, All approved)**

**III. Officer's Reports**

**A. Secretary - Christy Allen** – The website has been updated with the Yard of the Month and other updates. I will set up an event for a Happy Hour on the greenbelt for 9/7/18 @ 6 PM; we'll post on Facebook group and send an Evite to neighbors.

**B. Landscape – Jennifer Speer** – Yard of the Month Winners for August

- 1313 Paprika – Quan Family
- 1201 Tarragon - Nelson Family

**C. Treasurer – Carter Strey** – No report, not present

**D. Activities – Sheila Doherty** –

- Block party and movie night planned on October 7<sup>th</sup>.
- Sheila is going to create a poll for our Facebook group and see if neighbors prefer October 13<sup>th</sup> or October 20<sup>th</sup> for the fall garage sale.

**E. VP – Dan Millner** – Dan suggested that we should possibly pursue the idea of putting the bridge to Fallbrook back on the CIP list for the Parks and Recreation Department. We also discussed talking with the HOA at Fallbrook to see if they would be interested in joining that effort.

**F. President – Melanie Carr** –

- Melanie talked to O'Donnell's about replacing the sod and bushes along the greenbelt where they aren't thriving. Also talked to them about the erosion along Gerault and what could be done. Dan suggested that we could put in an erosion control mat to help in those areas. Discussed with O'Donnell's the possibility of improving the grass between the walkway on Gerault and the brick wall.
- Melanie will get an annual inspection scheduled for the brick wall along Gerault.
- Current balances of our two bank accounts at time of Board Meeting:
  - **Reserve Savings Account** - \$93,383.62
  - **Business Checking Account** - \$29,974.37

**IV. Old Business –**

- A neighbor had inquired about the fading trailhead signs. Melanie called the Town and Parks Dept. is in process of removing all those old trailhead signs along all current trails; no time frame of when they would be removing ours. They did say we, as an HOA, could go ahead and remove those (and fill in the holes); so we will look into pricing for that project and discuss further.

**V. Continue planning block party, Sunday, Oct. 7, 7:00 PM –**

- Jennifer and Sheila will continue to plan the block party.

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**VI. New Business –**

- Jennifer Speer motions to accept Jay Holloway to fill the vacant ACC position on the HOA Board. Dan Millner seconds the motion and all approved.
- During an email exchange on September 13, 2018, there was a discussion if we should spend money to have all of the neighborhood trash bins professionally cleaned by a company called Bincense. Carter Strey motioned “I motion that we pay to have all the crash bins washed for the neighborhood at a cost not to exceed \$1,200 by Bincense.” Christy Allen seconded the motion and all approved it.

**VII. Next HOA Meeting** – Our next meeting will be September 24<sup>th</sup> at 7:00pm.

**Meeting adjourned** at 8:20 pm

**Attendance:**

President: Melanie Carr  
Landscape: Jennifer Speer  
Activities: Sheila Doherty

Secretary: Christy Allen  
Vice President: Dan Millner  
Resident: Jay Holloway