

**Bakers Branch Estates Homeowners Association  
Board of Directors Meeting  
January 23, 2018**

**Quorum established**

**I. Call to order – 7:03 pm – Melanie Carr**

**II. Approve October 2017 Meeting Minutes (Carter Strey 1<sup>st</sup>, Kelly Long 2<sup>nd</sup>, All approved)**

**III. Officer's Reports**

**A. ACC – Kelly Long –**

- 1309 Tarragon – satellite dish approved 10/31/17
- 1308 Ginger – Fence replacement approved 11/11/17
- 1324 Cayenne – Pergola replacement approved 11/14/17
- 1301 Ginger – Fence replacement approved 11/12/17
- 1307 Currant – added walkways approved 12/20/17
- 1309 Ginger – garage building addition approved 1/11/18

**B. Landscape – Jennifer Speer –**

- Two streetlights need to be reported to the Town: Cinnamon & Cilantro is on all the time; Rosemary and Tarragon is varied – flickering on and off intermittently. Jennifer will report.
- Yard of the Month Winners for December 2017
  - 1301 Ginger – Dave family
  - 1413 Basil – Duncan family
- Yard of the Month Winners for January 2018
  - 1008 Big Canyon – Jacob family
  - 1409 Currant Way – Sowell family

**C. Treasurer – Carter Strey –**

- Moved \$10K from operating fund to reserve fund in December
- Steady flow of neighbor payments for HOA dues are coming in (due 1/31)

**D. President – Melanie Carr –** update on Magnolia Court subdivision on Gerault; received good feedback on new entry area Christmas décor this year

**IV. Old Business – None**

**V. New Business –**

- A.** We need to replace the entrance monument lights at Big Canyon and Sweetwater (for all 3 entrance beds = light fixtures replaced, protectors for those lights added, GFI breaker added to wall box); anticipated cost of \$1,000. Carter Strey motioned that we allow \$1,500 toward this effort. Kelly Long 2<sup>nd</sup> the motion, all approved.
- B.** Discussed updated information to “Magnolia Court” (neighborhood being built by Contour on Gerault, across from the CAC). Contour has asked for our support regarding their request for a change in the Master Plan designation for that area to allow for smaller lot sizes. We will not provide formal support as an HOA; however, will distribute information about the subdivision and upcoming meetings to neighbors so they can decide individually and provide their own input to Town Council on the matter.

**VI. Next HOA Meeting –**HOA annual meeting, Mon., Feb. 26, 2018 at Community Activity Center.

**Meeting adjourned** at 8:20 pm

**Attendance:**

President: Melanie Carr  
Treasurer: Carter Strey

Landscape: Jennifer Speer  
ACC: Kelly Long