

Bakers Branch Estates Homeowners Association
Annual Meeting Minutes
February 28, 2022

- I. Call to Order – 7:03 pm – Melanie Carr
- II. Quorum established
- III. Approve minutes from 2021 annual meeting
 - Approval of February 22, 2021 Annual Meeting Minutes (Motion by Traci Holton, Dale Leslie 2nd, all approved)
- IV. Recognitions
 - Award presentation to winner of the Melanie Carr Good Neighbor of the Year Award – *Carol Arment* is the recipient of a \$100 Home Depot gift card.
 - Giveaways during the meeting:
 - \$180 HOA dues – Deborah Martinez
 - Calloway's - Dale Leslie, Jennifer Speer
 - Clink Gift Card - Jay Holloway
 - AshJenn Bakery - Craig Walters
- V. President's Remarks - Melanie Carr
 - Wall expense is increasing along with storage, landscaping, and maintenance
 - Replace wiring in front flower bed
 - Raising dues to \$400/year
 - It's been 16 years since the last increase
 - This will allow continued maintenance and potential replacement of the brick wall
 - We had successful block parties with movie night along with having food truck get together in the neighborhood
 - Replacing plants on greenbelt in the spring
 - Trash bin company will honor HOA price for individuals to have bins cleared since HOA is not providing the service this year.
- VI. Treasurer's Report – Christy Allen

Overview of budget and year-end balance sheet

 - Our Checking account has a balance of **\$18,419** and our Reserve Account has a balance of **\$110,936**.
 - Looking into QuickBooks portal for less expensive form of receiving payments of HOA dues.
- VII. Open floor to nominations for 2 positions open -- If more than 2 nominees go to VIII
 - Christy Allen

- Hina Dave
 - Motioned Jaime Rawson, 2nd Kris Borchert, all approved
- VIII. Each candidate introduce themselves & make brief statement OR (If no more than 3 nominees)
Propose election of candidates by acclamation - Not Necessary
- IX. Election by ballot (if needed) - Not Necessary
- X. Open forum
- Why are there different colors in the streetlights?
 - Unsure but possibly due to recent replacements with different colored bulb
 - Remind neighbors to fully stop at every stop sign
 - Remind about sprinklers
 - Will there be an option for attending meetings online in the future?
 - It is difficult to arrange and set up. Will continue with in-person meetings
 - Is it possible to negotiate a discount for lawn maintenance as a group for front yards only?
 - ???
 - Do we have options for brick
 - Melanie will talk to Dan Milner about available options
 - Will we be doing anything to the entrance flower beds?
 - Yes, we needed to have some electrical issues repaired before planting anything new.
 - Carol Arment has volunteer her services to work on a design.
 - Craig Walters would like to have input since he is greatly affected by the lights and plantings
- IX. Meeting Adjourned – 7:50 p.m. (Motion by Charlie Holton, Traci Holton 2nd, all approved)