

# ***Bakers Branch Estates Homeowners' Association***

## **2026 Annual Homeowners Meeting Minutes**

Monday, March 2, 2026, 7PM

1200 Gerault, Flower Mound (Flower Mound Community Activity Center)

- I. Call to Order – 7:04 PM (Melanie Carr)**
- II. Quorum established**
  - A. Melanie introduced the board members
    1. Melanie Carr – President
    2. Sarah Wright – Landscape chair
    3. Traci Holton – ACC chair
    4. Robert Smouse – Treasurer
    5. Jennifer Speer – Activities chair
    6. Hina Dave – Secretary (absent due to family medical reason)  
– Harshal Dave took the meeting notes
- III. Approve minutes from 2025 annual meeting**
  - A. Noted omission regarding prior discussion of trash bags; to be added.
  - B. Motion by Jay Hollowell, with Dale Leslie 2nd the motion, and all approved.
- IV. FMPD Officer Jim Augenstein – Guest Speaker**
  - A. Jennifer Speer introduced Jim Augenstein who gave an overview and shared amazing details about the Town's Citizen police academy program.
  - B. Interested people can apply online on the town website.

## **V. Awards and Giveaways**

### **A. Presentation to winners of Good Neighbor of the Year:**

1. Kier Johnson
2. Jessi Spencer

### **B. Presentation of a special award Honorary Grandma:**

1. Jennifer Speer

### **C. Giveaways during the meeting:**

1. Six months HOA Dues \$250.00 > Jennifer Garza
2. \$25 Touring Chocolatier gift cards > Dale Leslie
3. Box of Touring Chocolatier chocolates > Linda Robison
4. \$25 Los Caminos gift card > April Duncan
5. Four \$25 Calloway's gift cards > Jessi Spencer, Natalie Reid, Robert Heister and Traci Holton

## **VI. President's Remarks**

- A. Note of thanks
- B. Raised HOA dues last year.
- C. We are maintaining the wall and still have funds and providing full transparency to the neighbors rather than having a huge surprise bill.

## **VII. Treasurer's Report**

- A. Reviewed approved 2026 Budget along with 2025 expenditures.
- B. We had a great year last year; we were able to cover the expenses.
- C. Account Balances:
  1. Reserves: \$24,550.21
  2. Checking: \$31,078.76
  3. Edward Jones: \$97,349.35
- D. Proposed to increase the fees for future home sale to \$675.00 from \$375.00 which has not changed since HOA established the fee in early 2000's. This will help cover the cost of inflation and grow the reserve fund faster. A show of hands indicated neighbors agreed.

### **VIII. Open floor to nominations for 3 positions open on HOA Board**

(since there were no more than 3 nominees, proposed election of candidates by acclamation)

- A. Proposed election of candidates by acclamation (motioned by Adam Burns to accept all candidates by acclamation; 2<sup>nd</sup> by Cathy McIntosh; none opposed / all approved)
  - 1. Robert Smouse - Treasurer
  - 2. Traci Holton – ACC
  - 3. Hina Dave - Secretary

### **IX. Open forum**

- A. Jay Hollowell – As brought up last year also, Mail boxes could look better. Available options for homeowners are to get them painted using recommended contractor, replaced at their own expense. Consider getting a group rate if there are enough people.
- B. Jay Hollowell - Please keep our neighborhood looking sharp, fences stained, shrubs trimmed. Note that neighbors should use the HOA approved stains only.
- C. Jim Doherty asked about replacing trees that have died on the Cilantro greenbelt; posed suggestion to see if gas line running underneath there could be killing trees.
- D. Gary Glowski – on-going concerns about black trash bags being left at curb on days not approved for trash to be set out.
- E. Adam Burns inquired about possibility of a streetlight at Big Canyon & Gerault. The Town wants the traffic to flow; alternatively consider using Sweetwater to exit neighborhood more safely.
- F. Trash dumping on walking trails should be addressed. Perhaps schedule a neighborhood cleanup day to pick up trash along the Cinnamon and Clove walking trails. Kier could be roped into organizing the cleanup day and Gary Glowski would help.
- G. Kier Johnson – concern about people dumping items and trash into the creek area at the Currant Way / Clove corner. HOA will look at getting No Dumping Signs to install back there and perhaps at the trail bridge next to Tarragon and Basil areas between Cinnamon and Clove.

### **X. Adjourn 8:30 PM**