

**Bakers Branch Estates Homeowners Association  
Board of Directors Meeting  
January 04, 2022**

**Quorum established**

**I. CALL TO ORDER – 7:04 pm (Melanie Carr)**

**II. Approve October 2021 Meeting Minutes (Jay Hollowell 1<sup>st</sup>, Christy Allen 2<sup>nd</sup>, All approved)**

- No November 2021 meeting
- No December 2021 meeting

**III. OFFICER'S REPORTS**

**A. Treasurer – Christy Allen**

- Current Balance – Checking: \$ 6,585.55
- Current Balance – Reserve: \$ 110,984.56
- HOA dues payments are coming in
- Looking into other options for taking online payments at a better rate

**B. ACC – Jay Hollowell**

- 1312 Ginger - new roof

**C. Secretary – Sheila Doherty**

- Website update

**D. Landscape – Brent Fletcher**

- No Yard of the Month Winners for December 2021
- Yard of the Month Winners for January 2022
  - Reid-Knutson Family
  - Glowski Family
- Calloway's program has changed to four gift cards per year instead of 2 gift credits each month.
- Proposed Update to HOA Program
  - one yard of the month winner per month instead of two
  - HOA sign in the yard instead of Calloway's sign
  - give away gift cards at HOA events instead of to winners each month

**E. President – Melanie Carr**

- Christmas lights coming down this week
  - need to replace some worn-out lights and decorations for next year

**IV. OLD BUSINESS**

- **Block Party went well and we had good feedback.**

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**V. NEW BUSINESS**

**A. Sheila will be resigning from the HOA Board**

**B. Discussed option of expanding approved roof colors in ACC Guidelines**

- Add 1-2 additional color options
- Christy will get sample options from roofer for us to review

**C. Plan for annual meeting in late February or early March**

- Annual Meeting February 28 6:30 pm at CAC if available

**D. Added motions approved via email in December regarding approved 2022 HOA Budget and raising dues in July 2022**

- Approve to move forward with tree trimming by Duncan and electrical work in the front flower beds by Echo Electricians (Christy Allen 1<sup>st</sup>, Jay Hollowell 2<sup>nd</sup>, All in favor)
- Approved a \$20 per 6-months increase in HOA dues beginning in July of 2022 (Christy Allen 1<sup>st</sup>, Jay Hollowell 2<sup>nd</sup>, All in favor)
- Approved proposed 2022 budget (Jay Hollowell 1<sup>st</sup>, Brent Fletcher 2<sup>nd</sup>, All in favor)

**VI. Date and time of next meeting - No Board meeting prior to Annual Meeting**

**VII. MEETING ADJOURNED – 8:04 pm (Melanie Carr)**

**Attendance:**

President: Melanie Carr  
Treasurer: Christy Allen  
Landscape: Brent Fletcher

ACC: Jay Hollowell  
Secretary: Sheila Doherty

**Absent:**

Activities: Jennifer Speer

Vice President: Kevin Whatley