

Minutes December 8, 2025
Bakers Branch Estates Homeowners' Association
Board of Directors Meeting
817 Rosemary Dr

I. **Call to Order – 7:08 pm**

II. **Approve October 2025 Meeting Minutes**

A. **Motion by Robert Smouse, with Traci Holton to 2nd the motion, and all approved**

III. **Officers' Reports**

A. **Treasurer –Robert Smouse**

1. Current balance:
 1. Checking - \$16,659.41
 2. Reserves – 18,549.09
 3. Edward Jones – 96,755.96
2. Outstanding dues:
 1. Two from January

B. **ACC – Traci Holton**

1. No ACC requests since last meeting
2. Inquired about options for keeping erosion at bay on the Cinnamon / Clove non-irrigated greenbelts

C. **Landscape – Sarah Wright**

1. November Yard of the Month (YOTM) winners
 1. 1328 Cayenne Dr
 2. 1421 Basil
2. Talked about possibly creating excitement and competition for YOTM through social media
3. Asked about the HOA offering tips about landscaping and fences in newsletter

D. **VP – Ben Nicholson**

1. Noted that the neighborhood Turkey Trot was a lot of fun. This was his family's first time participating and it was great.

E. Activities – Jennifer Speer

1. Put together welcome baskets for 4 new neighbors and delivered
2. Elfing bags set up and happening this week
3. Santa letter box is installed on the greenbelt & ready for kids to submit their letters to Santa (which will receive a written reply)
4. Caroling – happening Dec. 22, 7PM; neighbors invited
5. House decoration competition is on-going & details have been sent out
6. January – need to reconfigure the block coordinators and find replacements for those who have moved; will update the directory

F. President – Melanie Carr

1. Annual maintenance on the brick screening wall is complete
2. Christmas lights and décor are scheduled to be put up
3. Recent complaints about black trash bags at the curb well before trash day have been addressed

IV. Old Business –

- A. Reviewed proposed 2026 budget – Motion by Robert Smouse to approve the proposed 2026 budget; 2nd by Ben Nicholson; none opposed; all in favor.

V. New Business – No New Business

VI. Date and time of next meeting – Monday, February 2nd at Smouse home

VII. Adjourn 8:05 pm

Absent:

Hina Dave, Secretary