

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

## **2025 Annual Homeowners Meeting Minutes**

Monday, March 24, 2025, 7PM

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

### **I. Call to Order – 7:04PM (Melanie Carr)**

### **II. Quorum established**

### **III. Approve minutes from 2024 annual meeting**

A. Motion by Jamie Rawson, with Dale Leslie 2nd the motion, and all approved

### **IV. Award and Giveaways**

A. Presentation to winner of Good Neighbor of the Year

1. Charlie Carr and Gautam Awalegaonkar each received the Good Neighbor of the Year Award plus a \$50 Home Depot gift card

B. Giveaways during the meeting:

1. Six months of HOA dues – Carol Arment
2. \$25 Gift certificates
  - a. Calloway's gift cards > Craig Walter & Kathryn Ortiz
  - b. Restaurant gift cards > Harshal Dave, Gaurav Diwan, Chuck Wade and Dan Dill

### **V. President's Remarks**

A. Great big thank you to Kevin Whatley and Brent Fletcher for serving on the HOA board for the last few years.

- B. Another great big thank you to Robert Smouse who is transitioning into the Treasurer role in Christy Allen's place this year before her term expires. We are grateful to have him joining the Board.
- C. HOA Dues will increase to \$500 a year (up from \$400/year) starting July 2025
- D. Neighbors can nominate good neighbor throughout the year to be considered to receive Neighbor of the Year award at the next annual meeting.
- E. Please let us know if you'd like to volunteer as part of the Board or would like to help with activities or events or if you have suggestions and feedback.

## **VI. Treasurer's Report**

- A. HOA dues payments using one click QuickBooks link in invoice reported working very well.
- B. Reviewed approved 2025 Budget along with 2024 expenditures.

## **VII. Open floor to nominations for 4 positions open** (since there were no more than 4 nominees, propose election of candidates by acclamation)

- A. Proposed election of candidates by acclamation (motioned by Jay Hollowell to accept all candidates by acclamation; 2<sup>nd</sup> by Sheila Doherty; none opposed / all approved)
  - 1. Melanie Carr (incumbent President)
  - 2. Ben Nicholson
  - 3. Jennifer Speer (incumbent Activities Chair)
  - 4. Sarah Wright

## **VIII. Open Forum**

- A. Jamie Rawson – Could we make sure his email address is in the email distribution list being used to send out neighborhood announcement? May need to double-check this for all neighbors.
- B. Solicitation restrictions: Bakers Branch has No Solicitation signs at entrance of neighborhood, but Town allows soliciting by companies who obtain a permit to do so, and anyone is allowed to leave a card on the door without knocking even without a permit. Town's approved solicitation hours are 9AM

to 9PM OR sundown. If neighbors see something suspicious, please inform law enforcement at the non-emergency phone number for Flower Mound Police.

- C. Jay Hollowell: Please keep our neighborhood looking sharp, fences stained, shrubs trimmed. What can we do to prevent dumping at the Currant Way / Clove cul-de-sac creek area?
- D. Dan Dill - Pavement fix: Homeowners are responsible to fix the pavement that is cracked and settling on driveways and sidewalks. There is an option to use contractors suggested by the Town and have the repair cost spread out across several months with your water bill from the Town.
- E. Jay Hollowell / Dan Dill : Can we paint the Mailboxes in the neighborhood or get a group rate for replacing them? It's pretty expensive; we'll explore options and send out information to everyone.
- F. Sarah Wright – is there a way to perhaps get a group rate or preferred vendors for spring cleanup items like fence refresh staining, sidewalk repair, etc.?
- G. Amy Cody – is it possible for the HOA to extend the sidewalk on north end of Tarragon to connect it to the Town Trail that runs along Cinnamon and across to Clove?
- H. Concern raised about amount of trash along Cinnamon and Clove trails and debris that needs clean up; will look into having that cleaned up either with neighborhood work day or by a contractor soon.
- I. Cathleen Sward - Respect privacy of the homeowners when walking along trails through the neighborhood – please do not take pictures, please pick up after pets, please stay off private property, and be mindful / respectful of neighbors
- J. Sarah Wright – Concerned about danger of traffic at stop sign at Big Canyon and Gerault; would like to see a stop light there and is following up with the Town. In previous years, we have been told by the Town that there is not enough traffic or the intersection is too close to existing stoplights and to use the Sweetwater entrance/exit instead of the Big Canyon entrance/exit for safer option.
- K. Carol Arment – concerned about standing water / lack of proper drainage on Cilantro greenbelt and will reach out to a drainage guy she knows to have him assess and provide suggestions
- L. Update: Trash bin cleaning using HOA group rate was not done since only a hand full of people responded interested at the rate that was offered; most replied that the rate was too expensive.

**Adjourn: 8:15 PM**