

Minutes February 2, 2026
Bakers Branch Estates Homeowners' Association
Board of Directors Meeting
1305 Paprika

I. **Call to Order – 7:07 pm**

II. **Approve December 2025 Meeting Minutes**

- A. Motion by Robert Smouse, with Traci Holton and Sarah Wright 2nd the motion, and all approved

III. **Officers' Reports**

A. **Secretary – Hina Dave**

1. No new updates

B. **Treasurer – Robert Smouse**

1. Current balance:

1. Checking - \$25,806.55
2. Reserve – \$24,549.83 (*Transferred \$6,000 into reserves in Dec. 2025*)
3. Edward Jones – \$97,349.35

2. Outstanding dues: 34 homeowners for total amount \$8,450.00

3. Looking into setting up recurring payment options for homeowners who are interested and opt in

4. HOA PO Box - pending confirmation on continuity

C. **ACC – Traci Holton**

1. No ACC request in past two months

2. Suggestion: Add a reminder in the newsletter to refresh the paint on the mailboxes and stain the fences, and to get ACC approval for outdoor projects as needed.

D. **Landscape – Sarah Wright**

1. Suggestion: Add a section in newsletter about tips on native plants, rock gardens, hardscapes to spruce up your yard make it spring ready

2. 2026 Calloway's yard-of-the-month program is set up

E. Activities – Jennifer Speer

1. No activities planned for January and February
2. Easter activities planning underway
3. Suggestion: Earth day clean up activity

F. President – Melanie Carr

1. Email homeowners to nominate Good neighbor award

IV. Old Business – No updates

V. New Business –

1. Annual meeting preparation underway
2. Considering 3/2 or 3/9 at 7pm at CAC
3. Invite a speaker to speak for 15 minutes on Safety checks or Citizenship police academy. Jennifer will confirm.

VI. Date and time of next meeting – Monday, March 2nd

VII. Adjourn 7:45 pm

Absent: Ben Nicholson