

Minutes October 21, 2025
Bakers Branch Estates Homeowners' Association
Board of Directors Meeting
1012 Big Canyon Dr.

- I. **Call to Order – 7:15 pm**
- II. **Approve August 2025 Meeting Minutes**
 - A. Motion by Robert Smouse, with Traci Holton 2nd the motion, and all approved
- III. **Officers' Reports**
 - A. **Secretary – Hina Dave**
 - 1. Website updated
 - B. **Treasurer –Robert Smouse**
 - 1. Current balance:
 - 1. Checking - \$31,578.67
 - 2. Reserve – 18,548.47
 - 3. Edward Jones – 96,130.50
 - 2. Outstanding dues: Total five
 - C. **ACC – Traci Holton**
 - 1. No ACC request in past two months
 - 2. Solar panels approved
 - D. **Landscape – Sarah Wright**
 - 1. **October YOTM**
 - 1. 1409 Basil
 - 2. 1305 Ginger
 - E. **VP – Ben Nicholson – no new updates**
 - F. **Activities – Jennifer Speer**
 - 1. Report provided electronically – update on success of recent neighborhood block party movie night and Boo Bags participation
 - G. **President – Melanie Carr**

1. Wall maintenance complete with a cost of \$5,200 which included column rebuild along with regular maintenance and repairs.
2. Looking into getting one more landscape maintenance provider quote

IV. **Old Business** – No updates

V. **New Business** –

1. 2026 proposed budget being drafted
2. Basket delivery for the new homeowners – Traci to reach out to Jennifer to offer to help with deliveries
3. Turkey Trot is happening this year as well

VI. **Date and time of next meeting** – Monday, December 8th

VII. **Adjourn** 7:40 pm