

June 21, 2021
Bakers Branch Estates Homeowners' Association
Board of Directors Meeting
1012 Big Canyon Dr.

I. Call to Order – 7:09

II. Approve May 2021 Meeting Minutes

- a. Motion to Approve – Jay Hollowell; 2nd – Christy Allen; all approved

III. Officers' Reports

a. **Secretary** – Sheila Doherty

- i. Website updated with May Yard of the Month photos

b. **Treasurer** – Christy Allen

- i. Checking account balance \$8,770.64
ii. Reserve account balance \$110,955.07

c. **Architectural Control Committee Chair (ACC)** – Jay Hollowell

- i. No ACC requests or applications in June
ii. Pool is complete at 1325 Tarragon

d. **Activities** – Jennifer Speer

- i. All-you-can-eat-tacos Night from 6-8PM on July 3 catered by El Piquin out of Grapevine. Cost will be \$9.50/person. Will set up in front of Jennifer's house. HOA will buy miniature Blue Bell ice creams for dessert. El Piquin will provide tacos, refried beans, rice, fixings and flavored water.
ii. Jennifer will send out email to the neighborhood to get head count and coordinate with El Piquin.

e. **Vice President** – Kevin Whatley

- i. Suggested sending an email out about property tax dispute options and recommending landscape contractors for neighbors
ii. Suggested sending a welcome letter from the HOA to the newly elected Mayor

f. **Landscape** – Brent Fletcher

- i. Yard of the Month Winners for June were: Martin & Katherine Ortiz at 1308 Paprika and Brian & Sue Matthews at 801 Rosemary

g. **President** – Melanie Carr

- i. Had O'Donnell's fill small holes in the greenbelt near Big Canyon / Cilantro
ii. Will update Block Coordinators list for the neighborhood and reach out to Coordinators to organize putting American flags in front of each house for the 4th of July holiday – from June 30 to July 7.

IV. Old Business

- a. All-you-can-eat-taco night July 3 – finalized logistics
b. Planning a Movie Night block party for Saturday, October 23

V. New Business

- a. Concerns raised by neighbor inquiring if we need to discuss outlining HOA parameters for rental property in the neighborhood; concerned after seeing articles regarding some areas of the country experiencing 60%+ rental property within subdivisions. After discussion, the Board concurred that Bakers Branch is not at risk of becoming more than 10% rental properties and does not see a need to outline restrictions at this time.
- b. Discussed sending a reminder to neighbors of Vacation Checklist and the option of asking Flower Mound Police Department to provide vacation check-ins of the home while neighbors are away.
- c. Continued discussing options for Instagram page for neighborhood; so far there are no volunteers interested in running the page. We discussed that the teenagers in the neighborhood could earn photo credit for photos they post to our page from the neighborhood and receive service credit hours as well as add the service to their high school resume.

VI. Date and Time of Next Meeting – Monday, July 26, 7PM

VII. Meeting Adjourned at 8:08 PM

Attendance:

President Melanie Carr
ACC Chair Jay Hollowell
Secretary Sheila Doherty
Vice President Kevin Whatley
Treasurer Christy Allen

Absent:

Activities Chair Jennifer Speer
Landscape Chair Brent Fletcher