

Minutes June 29, 2026
Bakers Branch Estates Homeowners' Association
Board of Directors Meeting
1012 Big Canyon Dr

I. Call to Order – 7:03 pm

II. Approve May 2026 Meeting Minutes

A. Motion by Ben Nicholson, Traci Holton 2nd the motion, all approved.

III. Officers' Reports

A. Secretary – Hina Dave

1. Website updated; keep recommended contractor's information as is.

B. Treasurer – Robert Smouse (*Report sent ahead of time via email*)

1. Current balance:

1. Checking - \$15,369.80

2. Reserve – \$24,551.62

3. Edward Jones – \$98,478.24

2. Outstanding dues: 6 homeowners, will reach out to each and advise if they are not paid in full with July's payment late fees will be assessed.

C. ACC – Traci Holton – No updates

D. VP – Ben Nicholson – asked about follow up on the attorney Jennifer Speer had recommended for updating HOA CC&R's; we are still trying to get a consultation set up with the attorney.

E. President – Melanie Carr

1. Flags were all set up for 4th of July holiday; board members will help with the flag removal the week after the 4th of July.

IV. Old Business –

1. Tree Removal and clean up: will remove the half-dead Crepe Myrtle on Cilantro and consider replacing the lost crepe myrtles with new crepe myrtles, Texas native trees such as Vitex (Texas lilac), or small magnolias.

2. Irrigation system inspected – No leaks were found

V. New Business –

1. Consider increasing fees for resale certificate and document for new owners. Board postponed this discussions to the next meeting.

VI. Date and time of next meeting – Monday, 8/24

VII. Adjourn 7:25 pm

Absent:

Activities: Jennifer Speer

Landscape: Sarah Wright

Treasurer: Robert Smouse