

Minutes May 4, 2026
Bakers Branch Estates Homeowners' Association
Board of Directors Meeting
1012 Big Canyon Dr

I. Call to Order – 7:04 pm

II. Approve February 2026 Meeting Minutes

A. Motion by Ben Nicholson, Robert Smouse 2nd the motion, all approved.

III. Officers' Reports

A. Secretary – Hina Dave

1. Website updated, needs the write-ups for Neighbor of the Year award winners.

B. Treasurer – Robert Smouse

1. Current balances:
 1. Checking - \$24,700.11
 2. Reserve – \$24,551.03
 3. Edward Jones – \$98,187.86
2. Outstanding dues: 7 homeowners

C. ACC – Traci Holton

1. One request last month approved for a large tree removal and replacing with Magnolia trees – Cayenne Drive
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. Yard of the month winners in May
 1. 1300 Cayenne
 2. 1416 Currant

E. Activities – Jennifer Speer

1. Easter egg hunt was a grand success; not only small children but teenagers had a blast.
2. Earth day activities to be rescheduled for later
3. Movie night to be planned as a Fall event

F. President – Melanie Carr

1. HOA Storage unit:
 1. The current company raised the fees from \$60.00 to \$70.00/month. Moved items to Public Storage in Highland Village for \$22.00 /month for same size (5X5) unit – indoors instead of outdoors.
 2. Jennifer wants to move a few of the HOA activities related items to the storage shed.
 3. Access details for storage will be shared with Board members.
2. Mailboxes:
 1. Homeowners can paint their own to update the weathered mailboxes. Suggested paint – Rust-Oleum Semi-Gloss Black spray paint. Simply remove numbers and flag, wash mailbox with soapy water & let dry, spray paint and let dry, then reinstall flag and replace numbers.
 2. Jennifer to explore possibility of students to paint the mailboxes for a small fee as a summer job.
3. Water Bill: Melanie reached out to the landscaping company to investigate any leaks potentially causing this month's higher water bill.
4. July 4th Flags set up: Will use the same set up as last year in entrance and Cilantro flower beds. Set up the week before Flag Day (June 14th) and remove during the week after July 4th.
5. HOA Taxes: With increased dues, new tax filing form is required for HOA. Figuring out the new paperwork requirements, though we are still tax exempt and will not owe taxes.
6. The No Dumping signs are ordered and will be placed at the Clove / Currant Way cul-de-sac area and at the trail footbridge between Clove and Cinnamon.
7. Tree Removal and clean up: The plan is to have trees trimmed in 3 stages – each year either Gerault, Cinnamon & Clove, or Cilantro. This year the trees on Gerault will be trimmed; reaching out to 1-2-Tree for estimate.

IV. Old Business –

A. Review annual meeting minutes to discuss action steps from the forum

1. Add addendum to 2025 annual meeting minutes about homeowner concerns raised regarding black trash bags left on curb during the week; upload the amended minutes to the website. Hina will add this update.

B. Consider planning neighborhood clean-up day for Cinnamon/Clove greenbelt

1. Discuss in the next meeting

C. Newsletter: Add a reminder to refresh the paint on the mailboxes and stain the fences, and to get ACC approval for outdoor projects as needed.

D. Jennifer reaching out to lawncare companies to get quotes for HOA consideration for landscape maintenance.

V. New Business –

A. Consider increasing the fees for the resale certificate and documents for the new owners - Discuss in the next meeting

B. Discussed possibility of allowing lots to be combined, tear-down to ensue, and new larger structure to be built across both lots

VI. Date and time of next meeting – Monday, 6/29 or Tuesday, 6/30 or Tuesday 7/7

VII. Adjourn 8:40 pm

Absent: None