

**Minutes – November 4, 2024**  
**Bakers Branch Estates Homeowners' Association**  
**Board of Directors Meeting**

**Call to Order – 7:06 pm (Melanie Carr)**

➤ **Approve September 2024 Meeting Minutes**

➤ (Christy Allen 1<sup>st</sup>, Kevin Whatley 2<sup>nd</sup>, All approved)

**Officers' Reports**

➤ **Treasurer – Christy Allen**

**Current Balance:**

1. Checking: \$18,214.73
2. Reserve: \$ 18,545.11
3. Edward Jones: \$92,496.39

➤ **Secretary – Hina Dave**

➤ **HOA website:** Website up to date, revamped News & Events page, added additional pages for Activities and Landscape, overall new themed pages

➤ **Activities – Jennifer Speer**

- Booing activity was a grand success, received great feedback from the neighbors
- Halloween yard decorating contest was big hit, many neighbors participated.

1. Three winners are
  - a. 1<sup>st</sup> place – 1308 Ginger
  - b. 2<sup>nd</sup> place – 1413 Basil
  - c. 3<sup>rd</sup> place 905 Rosemary

➤ **Upcoming events**

1. Turkey Trot
2. Holiday decorating contest
3. Holiday light up the night walk
4. “Elf” your neighbor

➤ 2025 activities suggested are listed below,

1. “Favorite thing party” as an alternative to individual block cook-off party. The street captains can decide on which option they want to pursue.
2. Consider bounce house rental sometimes for May or October-2025 event

### 3. Pool party at CAC

#### ➤ **VP – Kevin Whatley –**

- Kevin has a list of activities for National Night Out and will share with the board.
- Survey what residence would like to see for Annual HOA board meeting.

#### ➤ **President – Melanie Carr**

- Reduced group rate for trash bin cleaning: - Survey was sent – only about 20 people responded as interested and only about half of those if at the full price
- Landscape company provided a new property contact / manager who has been more responsive to requests and maintenance issues
- Newsletter was sent out via email to the neighborhood with updates

### **Old Business –**

- Remind the neighbors to volunteer with upcoming events set-up and clean-up to help the Activities Committee not be stretched too thin

### **New Business**

- Budget 2025
- Discussion about possible dues increase
- Brent and Kevin stepping down at the end of their term; we are grateful for their time with us serving the neighborhood.
- Baker's Branch HOA is deemed as 501C4 and are exempt from the 2024 Corporate Transparency Act; this is a BIG savings of time and energy and liability

**Date and time of next meeting** – January 21st, Tuesday, at 7:00 PM @Melanie's house

**Adjourn** – 8.10 pm (Melanie Carr)

### **Attendance:**

**President:** Melanie Carr

**Secretary:** Hina Dave

**Activities:** Jennifer Speer

**Vice President:** Kevin Whatley

**Treasurer:** Christy Allen

### **Absent:**

**Landscape:** Brent Fletcher

**ACC:** Traci Holton

**Addendum:** 2025 HOA budget was approved via email