

Minutes June 03, 2025
Bakers Branch Estates Homeowners' Association
Board of Directors Meeting
817 Rosemary

I. Call to Order – 7:13 pm

II. Approve April 2025 Meeting Minutes

- A. Motion by Robert Smouse, with Hina Dave 2nd the motion, and all approved**

III. Officers' Reports

A. Secretary – Hina Dave

1. Website updated; Paypal link removed

B. Treasurer –Robert Smouse

1. Current balance
 1. Checking - \$18,055.88
 2. Reserve – \$18,547.23
 3. Edward Jones – \$94,816.56
2. 17 outstanding dues
3. We may be able to automate the water bill pay

C. Activities – Jennifer Speer

1. Sending out evites via text messages for the upcoming activities
2. Planning a get together at Jennifer's house for ideation of new events

D. President – Melanie Carr

1. Board members will help set up the flags and clean up post July 4th

IV. Old Business

- A. Mailbox bids** – Jill Doyle provided a quote from a vendor with the group rate of \$110.00 includes, sanding, painting and replacement of the house number.

B. Directory updates – Fall 2025

- C. Fence Sharing Responsibilities wording to add to ACC guidelines** – work in progress

D. Sidewalk extension - \$6,500 initial estimate (to extend sidewalk on Tarragon from in front of 1416 Tarragon to the adjacent Town trail) – board declined to move forward with the project based on the initial estimate

E. Landscaping Cleanup

1. Color plants will be installed this week
2. Irrigation issues being worked on at Cilantro greenbelt
3. Board has requested new landscape maintenance bids; assessment in progress
4. Dead trees removal – 1-2-Tree company has been hired to remove dead trees, deadfall and downed brush along the Cinnamon and Clove non-irrigated greenbelt areas.
 1. Addendum – Board members approved \$6,500 for tree cleanup via email.

V. New Business

- A. Neighbor noticed graffiti/doodling on the Cilantro and Clove benches; need to cleanup
- B. Wall maintenance will cost about \$3,700 this year
- C. Received a quote for building a stone border around the landscape bed at Sweetwater entrance to match the ones at Big Canyon – estimated cost \$4,500; declined to pursue.
- D. Homeowners' Privacy along Neighborhood Trail
 1. Neighbors to be mindful of the private properties when walking on the trails. Discussed adding a sign along trail to encourage good trail etiquette and sending an email to encourage such.
- E. Send reminder to
 1. Slow down when driving in the neighborhood
 2. Follow current Town requirements regarding motorized scooters

VI. Date and time of next meeting - Tuesday, August 5th

VII. Adjourn 8:30 pm

Absent:

Traci Holton

Sarah Wright

Ben Nicholson