

Minutes August 31, 2026
Bakers Branch Estates Homeowners' Association
Board of Directors Meeting
817 Rosemary

I. Call to Order – 7:15 pm

II. Approve May 2026 Meeting Minutes

A. Motion by Melanie Carr, Jennifer Speer 2nd the motion, all approved.

III. Officers' Reports

A. Secretary – Hina Dave

1. All updates on the website are complete

B. Landscape – Sarah Wright

1. July/August Yard of the month (YoTM) winners selected

2. September YoTM winners will be announced later

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

1. Current balance:

1. Checking - \$29,266.87

2. Reserve – \$24,552.86,

3. Edward Jones – \$99,055.97

2. Accounts Receivable Update: Delinquent Dues

1. Long-Term Delinquencies (91+ Days): Four (4) residents currently have outstanding balances exceeding 91 days. Revised invoices reflecting the mandatory \$15 monthly late fee have been generated and issued.

2. July Dues Outstanding: Twenty-eight (28) residents remain delinquent for July dues. Each account has been billed a revised invoice that includes the \$15 late fee.

D. Activities – Jennifer Speer

1. The recent summer water balloon fight was a resounding success, demonstrating exceptionally high engagement across all age groups. Organizers successfully prepped 1,400 water-filled balloons, all of which

were fully utilized within minutes of the event's start. Attendance and overall community participation exceeded initial expectations, making it one of the highlights of our summer programming.

E. President – Melanie Carr – No Updates

IV. Old Business –

1. Continued discussing CC&R (*Covenants, Conditions, and Restrictions*) updates
2. Search for attorney to work on updating the CC&R's is ongoing

V. New Business –

1. Updates to the Architectural Control Committee (ACC) guidelines are currently in development, specifically regarding the guidelines for painting brick homes. Discussion will continue at a future meeting to ensure a thorough review of the proposed changes.
2. Communication Plan for Updated ACC Guidelines: Once approved, the updated Architectural Control Committee (ACC) guidelines will be distributed to the community through the following channels:
 1. Email Newsletter: A summary of the changes and key takeaways will be sent directly to all registered homeowners.
 2. Facebook Group: An announcement will be posted on the official BB Facebook page to maximize visibility and encourage community awareness.
 3. HOA Website: The full, updated document will be published on the HOA website for permanent access and reference.

VI. Date and time of next meeting – Monday, 10/26 at 817 Rosemary

VII. Adjourn 8:05 pm

Absent:

ACC: Traci Holton

VP: Ben Nicholson

Treasurer: Robert Smouse

