

**Bakers Branch Estates Homeowners Association**  
**Annual Meeting Minutes**  
**February 28, 2011**

- I. Call to order – 7:10pm – Melanie Carr
- II. Quorum established
- III. Approval of February 22, 2010 Annual Meeting Minutes (Carol Arment 1<sup>st</sup>, Chris Ball 2<sup>nd</sup>)
- IV. President's Remarks - Melanie Carr

A. *2010 In Review*

1. We did our first event on a big screen in the neighborhood on November.
2. Hosted 2 annual garage sales, one in April and one in October.
3. Hosted 2<sup>nd</sup> Annual Turkey Trot
4. Added landscaping to Gerault and Greenbelt
5. Town added shrubs to parking lot to CAC
6. Accepting advertisements in newsletter now to raise revenue.
7. Started Girls Night Out in neighborhood.
8. Continued Calloway's Yard of the Month program; there is a coupon available on the Baker's Branch website.
9. Hosted two block parties.
10. Gathered supplies and things for students in LISD
11. Participated on April 10<sup>th</sup> in the Caveman Triathlon
12. Area in front of the neighborhood that is damaged from road construction will be fixed and paid for by the construction company through the Town
13. In the future, the Flower Mound trail that allows pedestrian traffic crossing the road at Sweetwater will be detoured to Spinks for crossing

V. Treasurer's Report - Carter Strey

- Operating Fund - \$18,500
- Reserve Fund - \$58,000
- Plan for reserve fund is to get it to 60K, but maybe 65K - 70K which we could reach by this year or middle of next year.

VI. Nominations - floor was opened to nominations for board members. Nominations of the nominating committee and those wishing to place their names in nomination were announced:

- Dan Millner
- Jennifer Speer
- Melanie Carr

VI. Election by Ballot - Members were voted in by acclamation with all present voting for and none opposed.

IX. Open forum

- Status on the Gerault bridge construction, and when that is anticipated to be finished; Board will follow up with Town.
- Concern over construction trucks u-turning at Big Canyon / Gerault entrance and damaging sprinkler heads and cable boxes as they run over the curb in the process. Raunn Greenstreet (neighbor) offered to check on cable boxes and see what can be done and we can bill construction contractor; also Town has already agreed to work with

contractor to repair damage done by construction at neighborhood entrance; Board will continue working with Town to address these concerns

- Noted that the neighborhood walking trail signs regarding cleanup of animal droppings are quite faded; should look into replacing
- National Night Out sign is missing a bolt and flapping; will have that repaired
- Noted trail signs (maintained by Town) at street crossings and at end of trail on Currant Way are faded or missing signage; will check with Town Parks Dept. about maintenance on those
- Discussed part of fence being down at Cinnamon/Cilantro part of trail, leading down to creek; the fence is not HOA property – but unsure of owner or why it has been down; board will follow up to understand activity
- Drilling options were discussed briefly – with the notice that drilling is commencing around the Duncan / Spinks / Lakeside Pkwy area and seems that drilling over there could/would be able to reach our neighborhood with horizontal drilling. No neighbors have been contacted regarding drilling rights recently, but Board will follow up with both Town and other sources to see what options we might have at this time.
- Landscaping plans for the coming year; want to address plants in narrow planters along stone wall on either side of Big Canyon entrance as well as at Sweetwater entrance – looking for year-round consistency with low watering needs
- Talk of trying to improve the areas on Cinnamon and Clove – concern of on-going cost of maintaining and irrigating those areas depending on what type of improvements are made; looking into possible options.

X. Meeting Adjourned - 8:12 p.m.