

Bakers Branch Estates Homeowners' Association

2010 Annual Homeowners Meeting

Monday, February 22nd, 2010, 7:00 p.m.

1200 Gerault, Flower Mound (Flower Mound Community Activity Center)

AGENDA

- I. Call to Order – 7:00**
- II. Establish a Quorum**
- III. Approve minutes from prior annual meeting**
- IV. President's Remarks – Melanie Carr**
- V. Update on Morriss Rd. expansion/construction and landscape between Bakers Branch & CAC – Dan Millner**
- VI. Update on park land improvements – Dennis Cox**
- VII. Treasurer's Report – Carter Strey**
- VIII. Open floor to nominations for 4 positions open
If more than 4 nominees:**
- IX. Each candidate introduce themselves & make brief statement OR
Propose election of candidates by acclamation**
- X. Election by ballot (if needed)**
- XI. Open forum**
 - A. Discussion of speeds on Big Canyon**
 - B. Any other concerns/topics**
- XII. Adjourn**

**Bakers Branch Estates Homeowners Association
Annual Meeting
February 23, 2009**

- I. Call to order – 7:02pm – Melanie Carr
- II. Quorum established
- III. Approval of February 25, 2008 Annual Meeting minutes (Carter Strey 1st, Daniel Millner 2nd)
- IV. President's Remarks – Melanie Carr
 - A. 2008 in review
 1. Winning National Night Out was an effort by the whole neighborhood
 2. Worked with the Park Department in CAC planning, landscaping, & development
 3. Citgo added dirt and sod to the greenbelt
 4. Added Pay-Pal to the website for payments
 5. Improved the flowers at the front entrances and added more trees to Cilantro greenbelt
 6. The Neighborhood Watch helped in reporting suspicious activity.
 7. Added contractor recommendations to the website.
 8. Fence staining campaign was a huge success.
 9. Reinstated the Yard of the Month program – joined with Calloway's to reward owners.
 10. Worked with the Town to repair the street at Big Canyon & Paprika/Ginger/Cilantro
- V. Treasurer's Report – Carter Strey
 - A. Review 2008 Budget
 1. Summary balance - \$49,109.74
 2. Total Income - \$50,339.24
 3. Total Expenses - \$45, 514.44
 4. Net Income - \$4,824.80
 - B. Reviewed 2009 Budget
- VI. Nominations – floor was opened to nominations. Nominations of the nominating committee and those wishing to place their names in nomination were announced:

Thomas McIntosh
Melanie Carr
Jennifer Speers
Daniel Millner

Brief remarks were made by nominees.

Balloting – Thomas McIntosh received 15 votes. The following were elected to fill the position currently held by Melanie Carr and those exited by Steve Dillard & Darrell Schaefer:

Jennifer Speer -- 38 votes
Daniel Millner – 45 votes
Melanie Carr – 46 votes
- VII. Open Forum
 - Q: Mailboxes - Amy Brown – 921 Rosemary – What is the long term plan for keeping mailboxes uniform and presentable?
 - A: Melanie Carr will send out friendly reminder on mailbox maintenance. Chris Ball recently replaced his for about \$120.00. The mailbox flags can be purchased at Home Depot (or other similar sources). For replacement or parts the neighbors can contact Brandon Industries, based in McKinney, website www.brandonindustries.com, phone

972-542-3000; our model number is TXF54-XX15-1X and is in style M1 (verde green). This information will be placed on the neighborhood website.

Q: Natalie Reid – 1305 Cayenne – What is the board doing regarding the lack of screening and possible erosion problems along Sweetwater?

A: The Board is reviewing initial landscape & site plans provided for the CAC and will follow up with the Town once the fence is complete in that area to discuss further landscape options and erosion control. Dan Millner and Amy Brown will also work together to contact Jack Jones (FM Parks Department) regarding this issue. Chris Ball suggested that sod might be needed to prevent erosion.

Q: How many garage sales can be held by each homeowner?

A: The HOA bylaws and CC&R's do not have any specific requirements regarding garage sales; the Town code states that garage sales are limited to 2 per household per year; given this requirement, per neighbors' discussion, the HOA will consider "hosting" two neighborhood garage sales each year (probably April and October)

Q: Carol Arment – 1309 Ginger - What plans are there regarding the incomplete sidewalk along Cinnamon?

A: The Board will contact the Town to see what procedures need to be followed for that process and to determine the cost involved, as the cost will be completely absorbed by the HOA

Q: Wes Sampson – 1315 Currant Way -- Suggestion to trim the bushes around the sign at the front entrance since the bushes block the lighted portion at night.

A: Board will contact landscaper to have those trimmed back.

Q: Craig Walter – 1016 Big Canyon -- Does the Board have any information regarding the expansion of Morriss?

A: This has just recently come to the Board's attention, though the plan has been in the Town's CIP and Master Plan since its inception, apparently. The plan is for the extra lanes to be taken out of the median and not to encroach on adjacent property. The Board will keep an eye on developments as they progress and keep the neighborhood informed of planned public hearings or Town meetings regarding this topic. Some other area HOA's have started a blog on the topic at www.stopmorriss6.blogspot.com.

VIII. Adjourn – 7:55pm

Update on Morriss Rd/Gerault Rd. expansion construction & landscape at CAC

- Expect construction to begin by May 2010 and last 18 months. The majority of the pavement work is south of 3040 so expect traffic control to be up most of the duration of the project; will start on Morriss close to Forestwood Middle School and work south.
- Can request pedestrian study this spring; town will intermittently study pedestrian traffic in/out of the neighborhood over a 3-week period to decide whether traffic control measure requirements are met. They will make suggestions based on study.
- Town plans to add irrigation and hydromulch the berm area south of the Sweetwater sidewalk. This should happen by the end of May. Once grass is established in the area, they will take down the silt fence. Plan to plant several live oak trees towards the end of February similar to the places they were planted last time and possibly plant some on top of the berm. When irrigation is installed, each tree will have a tree bubbler that will keep the trees watered during dry spells.

Update on park improvements around Bakers Branch

- Wilson Tract - phase I of the park should be awarded in September 2010 with work to begin in October 2010 and will include 8' concrete trail to connect Bakersfield and Gerault Parks (main trail running east/west and one north/south, with other trails and land being left as natural as possible), pavilion/restrooms and playground with parking near fire station; 3-4 years before enough money to being Phase II
- Trails underneath the 2 Garden Ridge bridges with 1 side concrete & 1 side perhaps natural
- Garden Ridge extension should be awarded in May 2010 and take 14-18 months to complete, but unsure of a start date on it.
- Town is updating the Parks, Recreation, and Open Space Master Plan. A Public Hearing to review the proposed master plan will be held on March 4 at Town Hall at 7 p.m. Check the Town's website on March 1 for further details at <http://www.flower-mound.com/agenda/agenda.php>
- Spinks Road between Garden Ridge Road and Duncan Lane is scheduled to be completed this summer. This will allow residents direct access to Bakersfield Park and going east into Lewisville that takes you to Business 121. Garden Ridge Road is scheduled to connect north/south through the Wilson Tract in a couple of years.
- Also see Town's Parks, Arts & Library Services Capital Improvement Program five year plan with future plans for foot bridge across creek connecting Fallbrook & Bakers Branch, an FM tennis center, and pictures of proposed pavilion/playground area near fire station on Spinks (http://www.flower-mound.com/parks/parks_drawingboard.php), specifically pages 19-21, 50, 54, and 61-67.

Financial Update

- Account Balances as of 1/15/2009: Operating Fund: \$13,344.08
Reserve Fund: \$43,796.79
- Account Balances as of 1/15/2010: Operating Fund: \$7,847.82
Reserve Fund: \$52,646.77
- Very few delinquent accounts; around 2-3%
- 2009 financial report and 2010 budget handouts provided separately