

**Bakers Branch Estates Homeowners Association
Annual Meeting Minutes
February 22, 2010**

- I. Call to order – 7:05pm – Melanie Carr
- II. Quorum established
- III. Approval of February 23, 2009 Annual Meeting minutes (Carter Strey 1st, Christy Allen 2nd, all in favor, none opposed)
- IV. President's Remarks – Melanie Carr
 - A. 2009 in review
 1. Thank you to neighbors for making National Night Out, the block party, garage sale and Thanksgiving Turkey Trot such a great success.
 2. Started the Calloway's Yard of the Month program and received great response from the neighbors
 3. Extended the sidewalk at the corner of Cilantro and Cinnamon
 4. Replaced the lights at the front entrances
 5. Added landscape along the greenbelt
 6. Dues were not raised in 2009
- V. Update on Morriss Road expansion/construction and landscape between Bakers Branch and CAC – Dan Millner
 - 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. We will notify neighbors when the study is scheduled.
 - 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
- VI. Update on park land improvements – Dennis Cox
 - 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.

VII. Treasurer's Report – Carter Strey

A. Present 2010 Budget and financial status

1. Account Balance as of 1/15/2009 – Operating fund: \$13,344.08
Reserve fund: \$43,796.79
2. Account Balance as of 1/15/2010 – Operating fund: \$7,847.82
Reserve fund: \$52,646.77
3. Very few delinquent accounts; around 2-3%

B. Review financial report and expenses from 2009

1. Wall repair - \$2500.00
2. Sidewalk extension - \$1200
3. Sprinkler repair - \$1000
4. Bank charges for PayPal account
5. Moved \$5000 to reserve during 2009; moved another \$8000 to reserve in January 2010

VIII. 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:

Thomas McIntosh
Christy Allen
Dennis Cox
Carter Strey

Members were voted in by acclamation with all present voting for and none opposed.

IX. Open Forum

A. Discussion of speed on Big Canyon – Melanie Carr

1. Explanation of Town's Neighborhood Management Traffic Plan (NMTP) – Melanie Carr

- HOA requests to be entered into NTMP; must have at least 5 people or 10% of homes on subject street (including homes that front or side that street)
- Staff will study perceived location of highest speed for 2-3 weeks and analyze results
- If results require traffic management measures, staff will first try to reduce speeds by using neighborhood awareness, speed trailers, and increased enforcement in that area
- Staff will then collect add'l study info. 3 mos after previous measures are implemented to see if issue is resolved or if speed/volumes warrant additional measures such as speed bumps
- If criteria is met for further measures, plan will be reviewed by fire, police & engineering staff for their approval after which staff will send surveys to residents along affected street (and side streets adjacent to that street, if they choose) asking for approval or denial based on sketches provided with survey; residents will have 30 days to respond and an 80% approval is required
- If approval by residents is obtained, measure will go before Town Council (once funding is proven to be available) for their approval
- One year later, the area can be re-assessed to determine if measures are still needed; if removal is desired, above process is repeated and must reach 80% approval as well

2. Response from neighbors in the meeting

- Kathy Silvia – does not support the idea of speed bumps and suggested using the police speed monitor box.
- Gary Glowski – looked into lowering the speed limit a couple of years ago. The process is long and very detailed.
- Dennis Cox – talk to your neighbors about the speeding issue; encourage them to slow down.

3. Responses from neighbors by email

- Colleen Doucet – 1328 Cayenne – “I was one of those folks that expressed concern about speeds on Big Canyon and thus am extra sorry I cannot attend the meeting. That is of great concern to me as I watch children that live close to us cross the street REGULARLY with barely looking (and sometimes not at all), some chasing balls that have gone into the street, etc., and sometimes additionally those children riding bikes, scooters, etc. just in the front of our

neighborhood, cars coming from the back of our neighborhood can get up to fairly high speeds by the time they reach the front streets b/c there are no stop signs between Cayenne and Currant (and vice versa for the backstreets, cars coming off Gerault into our neighborhood and heading to the back).

Additionally, as you know, there are many new younger drivers as many children who 9 years ago moved into our neighborhood are growing up and are now driving, etc. and stop signs or speed bumps, etc. certainly couldn't hurt."

- Mike & Debra Winograd – 809 Rosemary Dr. – please no speed bumps; consider having Town place mobile units to remind drivers of correct speed and show actual speed; maybe try this a couple of times over a few months' span

B. General Questions from Homeowners

Q: Will the speed limit along Gerault stay 40mph after it is expanded?

A: Yes, the current plan is for the speed limit to remain the same.

Q: Will the entrance to the new park improvement go through Bakers Branch?

A: No, there will be no road access through Bakers Branch. The main entrance is off of Spinks Road.

Q: Does the HOA sprinkler system have a freeze and rain sensor?

A: Yes, rain and freeze sensors are in operation on both systems.

Q: To address concern crossing Gerault after it is expanded, is the Sweetwater sidewalk part of the park trails master plan? If so, it might be required to provide a protected crossing area.

A: HOA Board will verify where this trail is in the master plan.

Q: What is the HOA Board's stand on any traffic (vehicle or foot) issues that might come up with the Morris/Gerault expansion?

A: We will pass any comments, questions, or concerns on to the Town

Q: Has the HOA Board contacted the neighborhood across Gerault to work together on the Town's pedestrian study?

A: No, but will work with them when the study has been scheduled

Q: Can the HOA Board post the date/time/location of the monthly board meeting on the website?

A: Yes, that information will be posted on the website.

Q: Are the monthly HOA Board meetings open to everyone?

A: Yes, please contact HOA board member to confirm location and time

Q: Will the HOA Board post the minutes from each monthly meeting on the Bakers Branch website?

A: Yes, they will be posted after each monthly meeting. However, the HOA Board will not include any sensitive or private information of homeowners such as delinquent account status

IX. Meeting Adjourned – 7:55pm