

**Bakers Branch Estates Homeowners Association  
Board of Directors Meeting  
April 21, 2010**

**Quorum established**

**I. Call to order – 7:05pm – Melanie Carr**

**II. Approve March Meeting Minutes (Carter Strey 1<sup>st</sup>, Jennifer Speer 2<sup>nd</sup>)**

**III. Officers' Reports**

**A. Secretary – Christy Allen** – Executed a resale certificate for 905 Rosemary

**B. Landscape – Jennifer Speer – No report**

- a. Melanie added that she will have the sprinkler system watering cycle changed in the next month.
- b. O'Donnell's cleaned up the brush and limbs on the trail between Clove and Cinnamon.

**C. Member – Thomas McIntosh – No report**

**D. Treasurer – Carter Strey -**

- a. Getting the HOA's flash drive back to restore the files.
- b. Dennis recommends buying an "Iron Drive" flash drive because it is considered indestructible.
- c. Will begin to email Melanie a backup copy of QuickBooks each month as additional backup

**E. ACC – Dan Millner - No Report ; not present**

**F. Vice President – Dennis Cox – No Report**

**G. President – Melanie Carr –**

- a. Changed the lock on the storage unit and Dennis Cox will keep a spare key.

**IV. Old Business – N/A**

**A. Update on Beavers and Flood Plain Control**

- a. There have not been any beavers caught in the traps. The HOA may contact someone to remove the beaver dam rather than scheduling volunteers to do so.
- b. Doing research on a solar pump aerator for the flood plain area behind homes on Big Canyon to help with mosquito control.

**B. Update on Changed Plans for Gerault Parks and Landscaping**

- a. Parking and Senior Center will be built behind Bakers Branch and the homes along Rosemary. Town Council Meeting hearing on May 3<sup>rd</sup>.

**V. New Business**

**A.** Discussed changing plants in side beds at entrances but decided to keep them the way they are for now.

**B.** Discussed the possibility of a playground in our neighborhood but decided it was best due to liability concerns and maintenance expenses to not move forward with

- this. There are two parks within walking distance of our neighborhood and a new one is going to be built in the Gerault Park expansion – Phase 1.
- C. Discuss details for upcoming block party – May 16
    - a. Jennifer Speer is going to ask local businesses for donations and has already secured several give-aways.
    - b. Melanie is going to call Mr. Cool to see if he can provide ice cream at the event.
  - D. Discussed ACC creating guidelines for solar panels but will defer this to a future topic of conversation.

**VI. Next HOA Meeting** – May 11, 2010, 7:00 – 815 Rosemary

**Meeting adjourned** at 8:10pm – Dennis Cox 1<sup>st</sup>, Melanie Carr 2nd

**Attendance:**

President: Melanie Carr

Vice President: Dennis Cox

Treasurer: Carter Strey

Secretary: Christy Allen

Member: Thomas McIntosh

Landscape: Jennifer Speer