

Bakers Branch Estates Homeowners Association
Board of Directors Meeting
May 11, 2010

Quorum established

Call to order – 7:09pm (Melanie Carr)

Approval of April Annual Homeowner's Meeting minutes (Dennis Cox 1st, Jennifer Speer 2nd)

Officers' Reports

- **Landscaping – Jennifer Speer**

1. Calloway's Yard of the Month this month was Steve & Jill Dillard of 1412 Currant Way
2. Listed items donated for 2010 Spring Block Party: \$50 gift card to Black Finns Restaurant/Addison, \$50 gift card to Agave Azul, two \$25 gift cards to Fish City/Flower Mound, dinner for 2 at Red, Hot & Blue/Flower Mound, \$40 worth of gift cards to Market Street, one free kid's buffet for a year to Cicis/Flower Mound, two Saturday Night Outs at Excite Gym/Highland Village, one 3-month family pass to Going Bonkers gym, one month of any class at ArtHouse/Flower Mound. And for bags for families: one free family admission to Sandy lake park, \$10 off coupons for any camp or class at ArtHouse, free kids meals to Cici's, Chick-Fil-A, Texas Roadhouse, and free regular size Italian ice at Rita's/Flower Mound.

- **Member at Large – Thomas McIntosh**

Thomas pulled examples of various solar panel installations (from the internet) and we discussed future need to possibly write ACC guidelines for solar panels. He advised he understands it takes approximately ten years to recoup the costs of installing solar panels to a home.

- **Vice President – Dennis Cox**

No Report

- **ACC – Dan Millner**

Absent; however, provided us an ACC update earlier today via email:

- 1404 Tarragon – Color of new trim paint and replacement door approved.
- 1300 Paprika – Paint color approved.
- 1305 Paprika - Storage unit approved.

- **Treasurer – Carter Strey**

Absent; however, had provided Melanie his update. He is working on our Bakers Branch HOA tax forms and expects to complete them on Friday of this week and mail them no later than Saturday. He is also recreating the BBHOA financial files that had been held on now-damaged USB drive.

- **President – Melanie Carr**

- She followed up with neighbor on Tarragon about their fence and they should complete staining this weekend.
- She contacted Town of Flower Mound re: downed tree limb on the berm on Sweetwater and will follow up to ensure they remove it.

- Town of Flower Mound Officer Caldwell has advised he will send an officer to make a presentation at our Spring Block party so we can fulfill our neighborhood watch meeting requirement.
- She talked to homeowner on Cayenne about the location of their basketball goal. Board has advised it cannot be near the curb when not in use and that the Town of Flower Mound requires that it not block the sidewalk. Main issue is that it is not easy to move and they plan to move it to back yard when extending their patio in December. Board approved location of basketball goal providing it does not block curb and is moved to back yard in December.
- **Secretary – Christy Allen**
Absent. No Report.

Old Business

- Speed Monitor – Heather Johnson got this set up for us via Town of Flower Mound. We've gotten feedback from many neighbors that it's helped make them aware of their speed. Will leave it in place for undetermined time.
- Beaver traps have been removed and the beaver dam has come down. Our resolve to aerate the area cannot be done because the area is too shallow to aerate with traditional pond aerators.
- Gerault Park: The Senior Center is slated for funding in 2014-2019. Melanie and Jennifer spoke with David Johnson, Town of Flower Mound Planning and Zoning Committee and he advised that we'll be able to provide input when that planning process begins. He also mentioned that the Town could possibly use a pre-existing building for the facility, so it's possible the location would be somewhere else.
- Irrigation, grass, new trees next to the fence on Sweetwater will commence at end of May.

New Business

- Due to recent reconstruction of Gerault Rd, construction company trucks have been parking near the entry of our neighborhood; thereby causing possible safety issues, so the Board decided that they would request from the Town of Flower Mound that they possibly park on Spinks.
- Spring Block Party was discussed and tasks assigned to each member to prepare for it. Also, Natalie Reid and Colleen Doucet will set up a table to promote upcoming women's study.

Next meeting – Monday, June 21st at 6:30pm at Jennifer Speer's home (817 Rosemary Drive).

Meeting adjourned at 8:11pm - Thomas McIntosh 1st, Melanie Carr 2nd, all ayes approved.

Attendance:

President: Melanie Carr

Vice President: Dennis Cox

Landscape: Jennifer Speer

Member at Large: Thomas McIntosh