

Bakers Branch Estates Homeowners' Association
Board of Directors Meeting
June 21, 2010

Quorum established

- I. **Call to order** – 6:35 p.m.
- II. **Approve May meeting minutes** (Dennis – 1st, Dan – 2nd, all in favor, none opposed)
- III. **Officers' Reports**
 - A. **Vice President – Dennis Cox**

Dennis is having foundation problems in Landstar-built house; was able to get it covered under 10-year home warranty; will send note to homeowners to encourage them to follow up with warranty company if foundation issues are suspected before warranties expire
 - B. **Secretary – Christy Allen**

Continuing to keep website updated with meeting minutes, yard-of-month winners, and other HOA announcements
 - C. **Landscape – Jennifer Speer**

June's Yard of the Month winner was the Stanley's at 1316 Currant Way
 - D. **Member – Thomas McIntosh**

No report
 - E. **Architectural Control Committee - Dan Millner**

Approved pergola/trellis application for Carr – 1012 Big Canyon Dr.
 - F. **President – Melanie Carr**

We secured 2 ads (AJ's Lawn Service & Handyman Matters) for last month's HOA newsletter.
Contacted O'Donnell's Landscape to have dead holly on Cilantro greenbelt removed; will replace in fall.
Invoices for HOA dues will go out at the end of this month & are due by July 31st.
Financial accounts: Operating Account balance is \$19,852, and Reserve Account balance is \$52,682. May expenses totaled \$1,470. We are \$3,311 below our budgeted expenses for the year, mostly due to water expenses being less than anticipated, along with not having used budgeted admin, professional or legal fees.
- IV. **Old Business**
 - A. **USB Drive**

Purchased a new "indestructible" USB drive to backup HOA files
 - B. **Beavers & flood plain area**

No beavers caught in flood plain, though Critter Control continues to set traps (live-capturing for removal) and monitor them; water level in flood plain has lowered drastically between removal of beaver dam and lack of recent rain.

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V. New Business

A. Children's Advocacy Center of Denton County (www.cacdc.org)

Discussed supporting Denton County Children's Advocacy Center through neighborhood effort of providing school supplies for School Supply Drive which runs through the summer, ending July 30. Jennifer Speer will see about arranging a couple of neighborhood moms to coordinate children in collecting the school supplies; Board agrees to send information by email and print flyers for children to distribute in neighborhood requesting participation.

VI. Date and time of next meeting: Tuesday, July 20, 2010, 7:00 p.m. at Jennifer's house (809 Rosemary).

VII. Meeting adjourned at 7:15

In attendance:

Melanie Carr, President

Dennis Cox, VP

Christy Allen, Secretary

Thomas McIntosh, Member

Dan Millner, ACC

Jennifer Speer, Landscape

Absent: Carter Strey, Treasurer