

Baldwin Square Homeowners Association

2009 Annual Meeting

November 19, 2009



2009 Annual Meeting Agenda

- Order, Quorum, Introductions
- 2008 Meeting Minutes
- Board Member Election
- 2009 Financial Report
- 2010 Changes and Budget
- Election Results
- Q & A

Your BSHA Managing Agent:

Ms. Sonya Bradley
Principal Management Group

Contact Information on website:
Baldwinsquare.org: Property Management

-Quorum established?

Your 2009 Board

- Oliver Esch – President
– Term Expires 2009
- Jason LeCompte – Vice President
– Term Expires 2009
- Mita Young – Treasurer / Secretary
– Term Expires 2010

2008 Minutes

- Distributed
- Corrections – Additions?
- Motion for Approval



2010 Board Election

- Two Open Positions
- Two Year Term
- Monthly Board Meeting
(90 min, 2nd Wed 4pm @ MMD at HTC)
- e-mail/ MS Office
- Nominations
 - Oliver Esch
 - Floor

Your 2009 BSHA

www.baldwinsquare.org

- Incorporated 1998 by Perry Homes
- 165 Units - 13 Subdivisions
- Comb. Property Value: ~\$40-45 Mio.
- Gated/ Ungated – Individ/ Common Water
- Few Common Assets:
 - Fences, Gates, Driveways, Irrigation
- One Organization and Statute
- Operating Budget: ~\$196,000

Financial Summary 2009

- Income exceeded Projection
 - 100% Collection of Assessments
 - Total income: 4% over
 - Interest Income
 - Recovery from PY Collection
- Expenses on target
 - Landscaping and Trash: Under
 - Admin: Under
 - Irrigation Repair: Over
 - Irrigation and Common Water: Over
 - Capital Reserves: Replenished after Ike
 - On target per 2009 Reserve Study

BSHA Budget Milestones

- 2007: CoH Trash Reimbursement phased out (\$9,700): Loss of Income - Budget Cuts
- 12-2008: MRIA Contract Termination (20 year) +\$10,000 net annual gain
but: ROW landscaping and irrigation
- 2009: Renegotiation/ Bids of Major Contracts
 - New Landscaping / Irrigation contractor
 - Trash: flat after major 01/2008 increase; but: SERVICE!
 - NO INCREASES FOR 2010
- 2009 Indpt. Irrigation Assessment/ Major Repairs
- 2009 Annual Maintenance of Common Fences
 - 1,000 lft/ year of 4,000 lft.

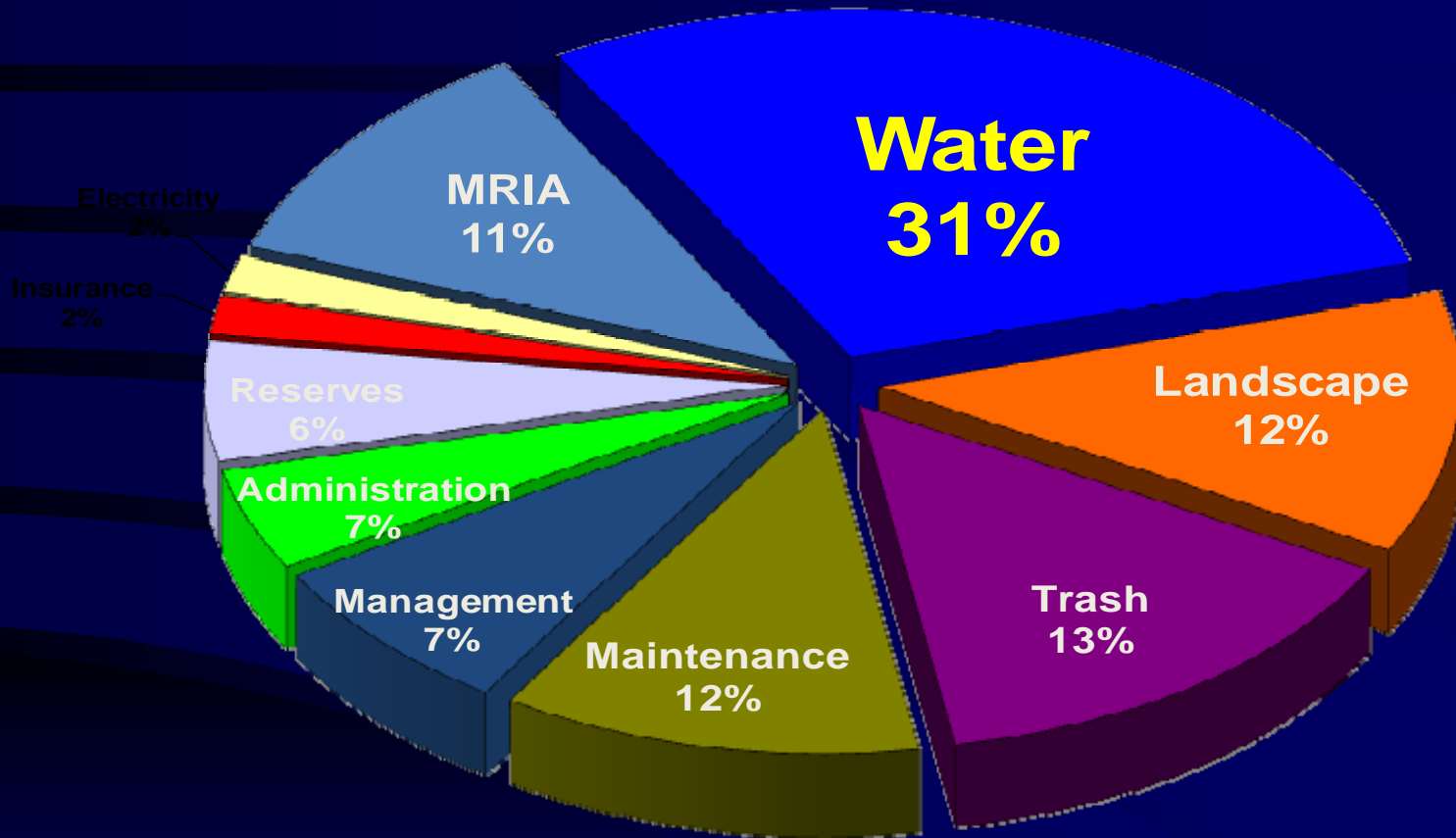
BSHA 2010 Budget Factors

- Increased Water Rates and Usage
 - Irrigation (All) and Common Meters (111)
 - 2009 Drought and CoH Increase
 - RoW Maintenance & Irrigation post MRIA
 - New Landscaping Contractor
 - Irrigation Repairs after Assessment
 - Leaks (external and internal)
- Contracts Flat/ Same or Higher Service Level
- Flat Budget – Different Water Assessment

BSHA 2010 Budget Decisions

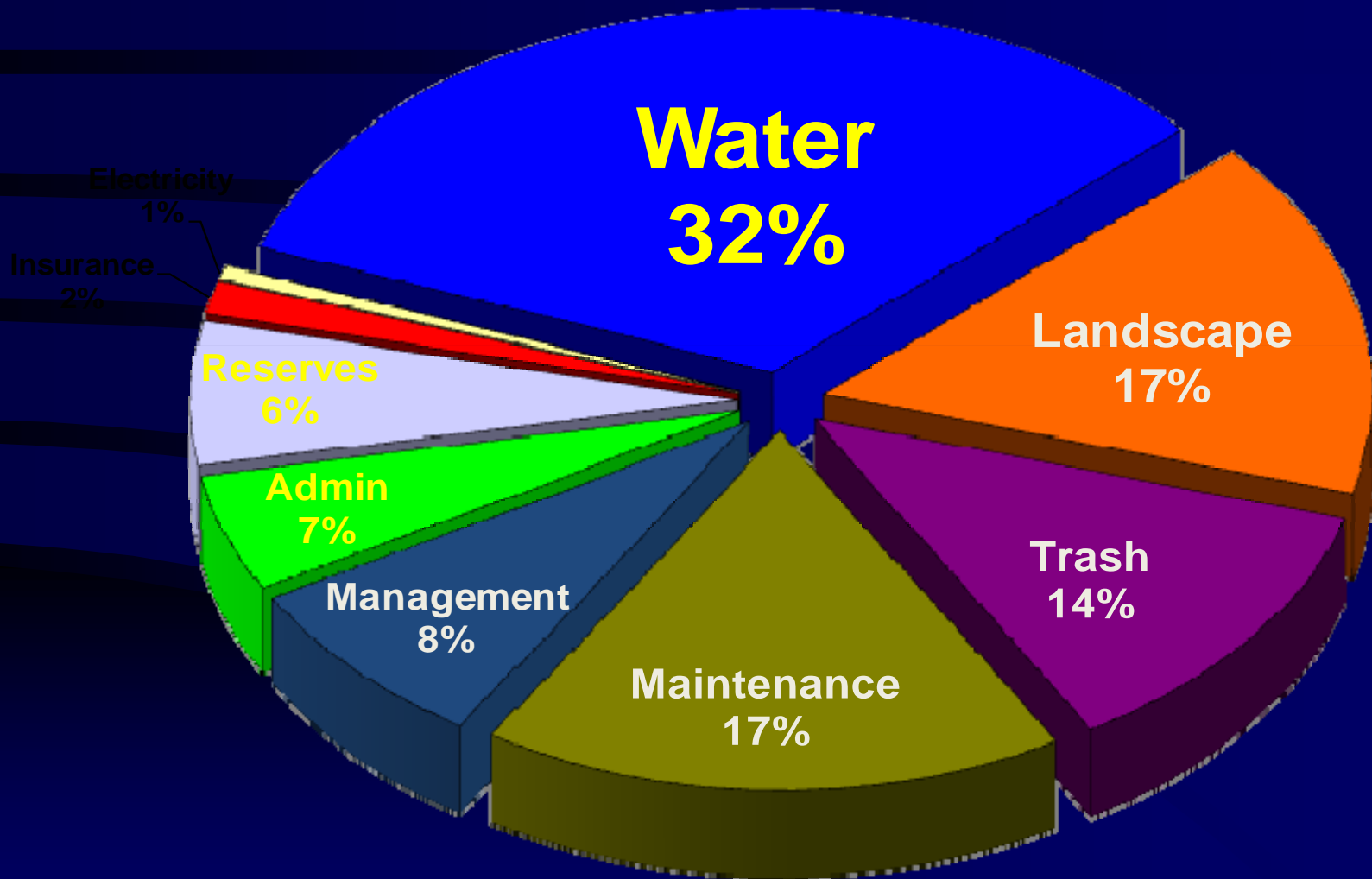
- Base Assessment Fee: **No Increase (\$1025)**
- Water Component for Common Meters
 - **Actual '09 Consumption +6% (111 Units)**
- Irrigation(incl. RoW): **Common Element**
- Fences, Gates, Driveways: **Common Elements**
- **Assessment Classes:** no change since 2000

BSHA 2008 Actuals: \$190,794

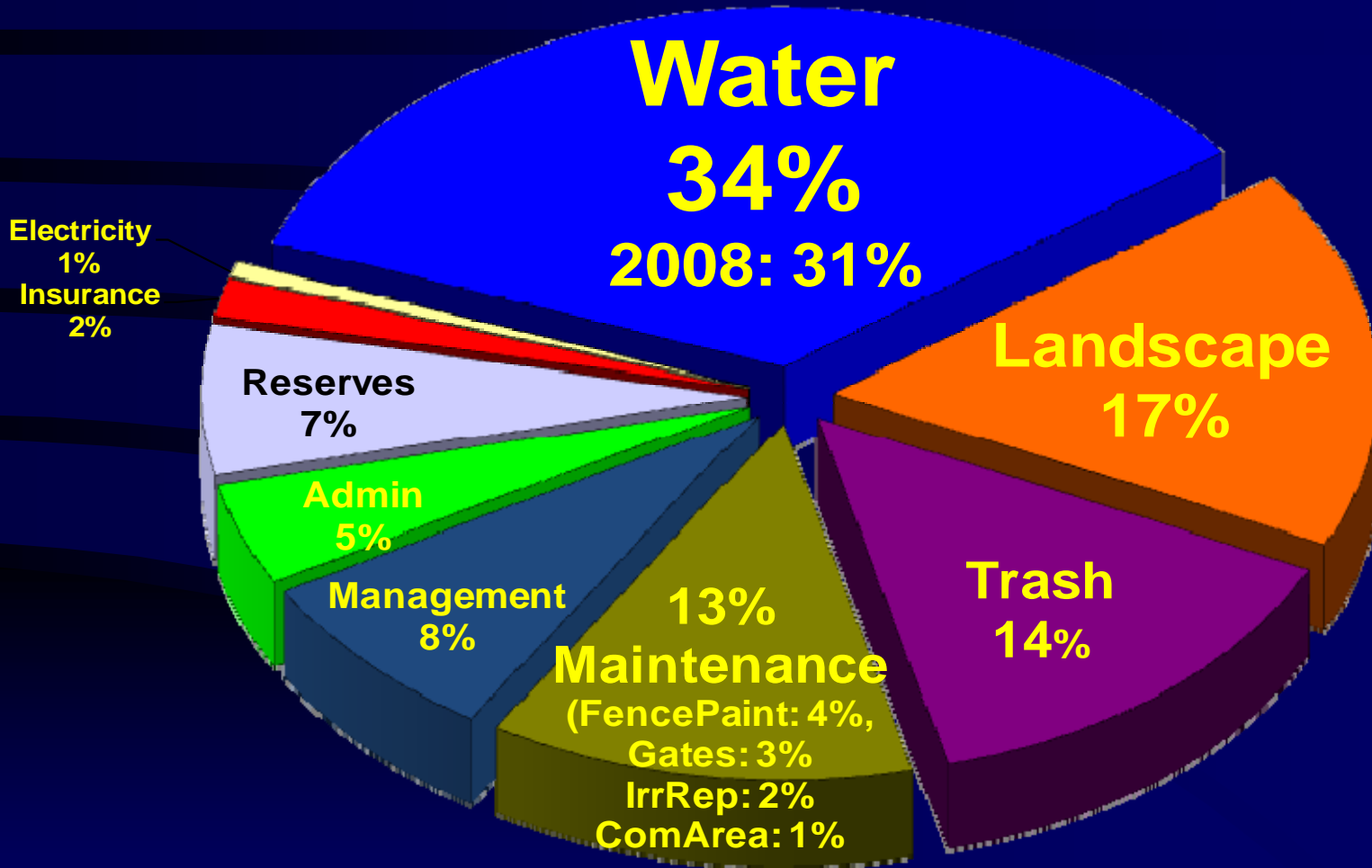


2008 Expense Budget (actual): \$190,794

BSHA 2009 Actuals: \$195,289



BSHA 2010 Budget: \$195,860



BSHA Budget 2010 Summary

Operating Expenses: \$195,860

No Increase

Base Assessment:

No Increase: \$1025

Common Water-Sewer Assessment:

- 2009 Consumption + 6%
- Variable: \$248 to \$361 (\$21 to \$30 / m)
- BSHA mean: \$302 (2009: \$290) or \$25/m
- Houston mean: 7,000 gal at \$53/ m

BSHA Budget: Water

CoH Water Increase **04-2009: 5%**

CoH Water Increase **2010: ?; huge deficit**

BSHA Usage (including leaks):

- **2007: 7,306 Mio gal**
- **2008: 8,639 Mio gal**
- **2009: ~10 Mio gal**

2009: Irrigation ~50% of all Water

- **Historic Localized Drought**
- **Irrigation RoW, Repairs, Landscaper**

BSHA Assessment History

Average Increases since 2000:

- **Base Assessment: 2.5%**
- **Common Water: 1.9%**

BSHA Board Tasks 2010

- Collect Assessments (at 100%)
- Contain Contracts and Expenses
- Protect Common Assets
 - Gates and Fences
 - Water and Irrigation Systems
- Maintain Aging BSHA Properties
 - Enforce Deed Restrictions
 - Encourage Exterior House Painting

Report Leaks and Conserve Water

- We All Pay For It!

2009-2010
Questions & Answers

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