

Baldwin Square Homeowners Association

2010 Annual Meeting

November 11, 2010



2010 Annual Meeting Agenda

- **Call to Order, Quorum, Introductions**
- **Approval 2009 Ann. Meeting Minutes**
- **Election of 1 Director (Expired Term)**
- **2010 Financial Report**
- **2011 Income and Expenses**
- **2011 Outlook**

Your BSHA Managing Agent:

Ms. Sonya Bradley
Principal Management Group

Contact Info
baldwinsquare.org: Property Management

Quorum Established?

Your 2010 BSHA Board

- **Mita Young – Treasurer & Secretary**
Term Expired; Not a Candidate
- **William H. Kellar – Vice President**
Mid Term/ Term Expires 2011
- **Oliver Esch – President**
Mid Term/ Term Expires 2011

2009 Minutes of Annual Meeting



- **Board Approved Draft**
- **Corrections – Additions?**
- **Motion for Approval**

2010 Board Election

- **One Open Position**
- **Two Year Term**
- **Monthly Board Meeting**
(90 min, 2nd Wed 4pm @ MMD at HTC)
- **e-mail/ Office Suite Collaboration**
- **Candidates, Nominations**
- **Election**

Your 2011 BSHA

www.baldwinsquare.org

- Incorporated 1998 by Perry Homes
- 165 Units - 13 Subdivisions
- All Gated/ Fenced other than 3 communities
- 111 Units Common Water Meters - 54 Individual
- Few Common Assets:
 - Fences, Gates, Driveways, Irrigation
 - One Organization and Declaration/ Statute
- Operating Budget: ~\$200,000
- Comb. Property Value: ~\$45 Mio.
- Midtown List & HCAD: +4% yoy

Financial Summary 2010

Income exceeded Projection

- NO BSHA Foreclosure \Leftrightarrow 7% in zip
- Collection of Assessments:
 - 100% of Accounts - 99.9% of Value
- Total Income: OVER 3%
 - Interest Income
 - Recovery from PY Expenditures

Financial Summary 2010

Expenditures Down/ on Target

- **Contracts: Landscaping and Trash**
Target 2010 - Flat for 2011
- **Irrigation: Under ~30%**
- **Resid. Water: Over 13% (OA UP ~20%)**
- **Savings:**
Some BSHA Maintenance Projects Early


BSHA Budget Milestones

- **2006: Total Expenditures ~\$182,000**
- **2007: CoH Trash Reimbursement phased out (\$9,700): Loss of Income - Budget Cuts**
- **2008: - Major increase for Contracts: Landscaping/Trash -Ike Damage (>\$10,000)**
- **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!**
 - **Irrigation Assessment/ Major Repairs/ Cost Control**
 - **Ongoing Maintenance of Common Elements**
 - **Fence Painting: 1,000 lft/ year of 4,000 lft.m ~\$10,000)**
 - **Water Rates!**
- **2011: Total Expenditures ~\$203,000**
- **2012: Common Tree Maintenance Contract (~\$10-15k)**

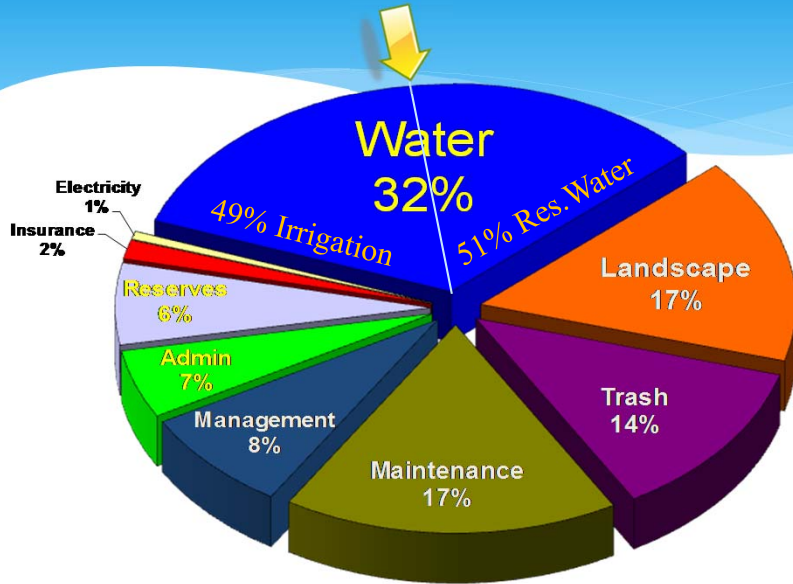
BSHA 2011 Budget Factors

- **Increased Water Rates and Usage**
 - Irrigation (All) Down by 30% in 2010
 - Landscaping/ Irrigation Cost Control
 - Maintenance and Preventive Maintenance
 - New Technology
 - Common Meters (111) OVER by 13%, overall up by 20%/ 2009)
 - 2010 CoH Increase x 2 (Apr & Jun)
 - 2009 Anticipated +6% Insufficient
 - Usage UP for 2010, only Irrigation down
- Contracts Flat/ Same or Higher Service Level
- Flat Budget – Usage-Based Water Assessment
- Maintenance UP; More Tree Care Needed

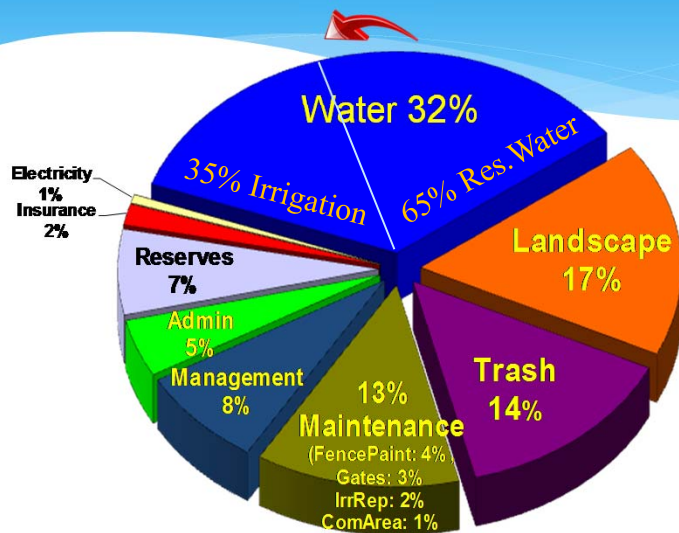
BSHA 2011 Budget Decisions

- **Base Assessment REMAINS: \$1025** 
- **UNCHANGED** since Nov 2008 Budget
- **Water Component for Common Meters**
 - Actual 2010 Usage + 10% (111 Units)
 - Up for most, flat for some

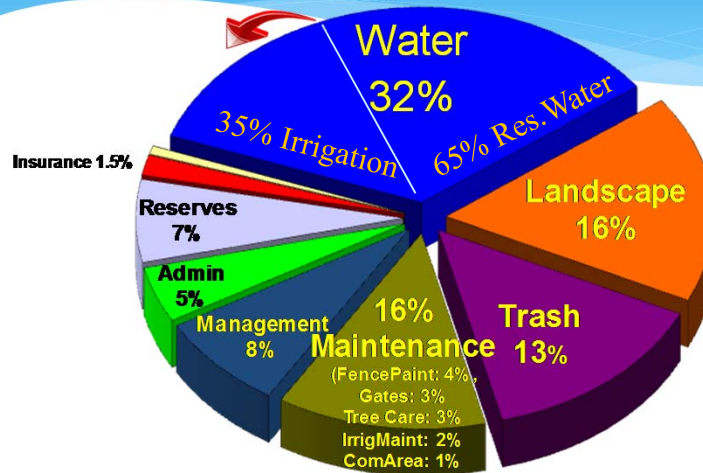
BSHA 2009 Actuals: \$195,289



BSHA 2010 Q4 projection: \$195,860



BSHA 2011 Budget: \$203,631



BSHA Budget: Water

- Water Rate Increases: 04-2010 AND 06-2010
- BSHA Total Usage (including leaks):
 - 2007: 7,306 Mio gal
 - 2008: 8,639 Mio gal
 - 2009: 10,32 Mio gal
 - 2010: ~8,600 Mio gal
- 2010 Irrigation
 - Cost down by 30%
 - Cost Control, Upgrades, Maintenance, Rain
- Usage by Quarter @ baldwinsquare.org: Waterinfo

Baldwinsquare.org: Waterinfo

Baldwin Square Homeowner's Association - Houston, Texas
<http://baldwinsquare.org/waterinfo.php>
 BSHA Residential Usage 2010-10-Q1-3 2010.jpg GPEO Image, 9/10/61
<http://baldwinsquare.org/images/Water/BSHA Residential Usage 2010-1>

The screenshot shows the website's navigation menu on the left, including links for Home, About, Property Management, Resident Preferences, Account Details, Newsletter, Links, and Contact. The main content area is titled "BSHA Water Information" and "Current Usage (by quarter)". It features two images: "BSHA Residential" showing a water tap and "BSHA Irrigation" showing a lawn being watered. Below these are sections for "General Information and 2011 Update on Water Charges" and "We rely on you to report leaks immediately and conserve water whenever possible - use all pay for it (611, 832, 833)".

BSHA Residential Water Usage - by QTR with 2 yr Comparison

Unit	2009 (Jan-Mar)	2009 (Apr-Jun)	2009 (Jul-Sep)	2009 (Oct-Dec)	2010 (Jan-Mar)	2010 (Apr-Jun)	2010 (Jul-Sep)	2010 (Oct-Dec)
Baldwin III (14)	~100	~100	~100	~100	~100	~100	~100	~100
Baldwin IV (14)	~100	~100	~100	~100	~100	~100	~100	~100
Baldwin V (13)	~100	~100	~100	~100	~100	~100	~100	~100
Baldwin Court (13)	~100	~100	~100	~100	~100	~100	~100	~100
Crawford Court (14)	~100	~100	~100	~100	~100	~100	~100	~100
Anta & Caroline T/H (4)	~100	~100	~100	~100	~100	~100	~100	~100
Demco St. T/H (6)	~100	~100	~100	~100	~100	~100	~100	~100
Town T/H (2) & Anta II (3)	~100	~100	~100	~100	~100	~100	~100	~100

BSHA Budget 2011 Summary

- **Operating I&E: \$203,600 (UP by 3.8%)**
- **Base Assessment: FLAT at \$1025**
- **Common Water-Sewer Assessment:**
 - 2010 Usage + 10%
 - **Indiv. Rates: \$285 to \$684 (\$24 to \$57 /m)**
 - **BSHA mean: \$369 (2010: \$302) or \$31/m**
 - **Houston 06-2010: 7,000 gal @ \$62/ m**

BSHA Assessment History

2000-2011

Average Annual Increase

- **Base Assessment: 2.1%**
 - Total Increase: \$225
- **Water Assessment: 2.6%**
 - Total Increase: \$119
- **Hist. Info:**
baldwinsquare.org: Assoc Details

BSHA Board Tasks 2011

- **Collect Assessments @ 100%**
- **Control Contracts and Contain Expenses**
- **Protect Prop. Value and Common Assets**
- **Maintain Aging BSHA Properties**

**Report Leaks and Conserve Water
We All Pay For It!**

Thank you!

Pls. d/c the meeting signs...



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