

# 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](http://baldwinsquare.org): Property Management**

**Quorum Established?**

## 2009 Minutes of Annual Meeting



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

## 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

## 2010 Board Election

- **One Open Position - Two Year Term**
- **Monthly Board Meeting**  
(90 min, 2<sup>nd</sup> Wed 4pm @ MMD at HTC)
- **e-mail/ Office Suite Collaboration**
- **Candidates: Ms. Dianne Reece**
- **Floor Nominations**
- **Election: Ballot/ Via voce**

## Your 2011 BSHA

[www.baldwinsquare.org](http://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)**

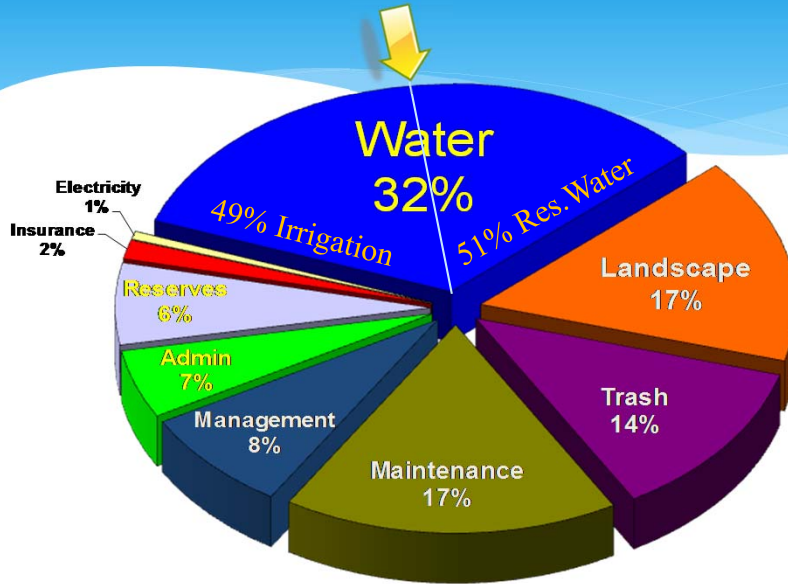
## BSHA 2011 Budget Factors

- **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

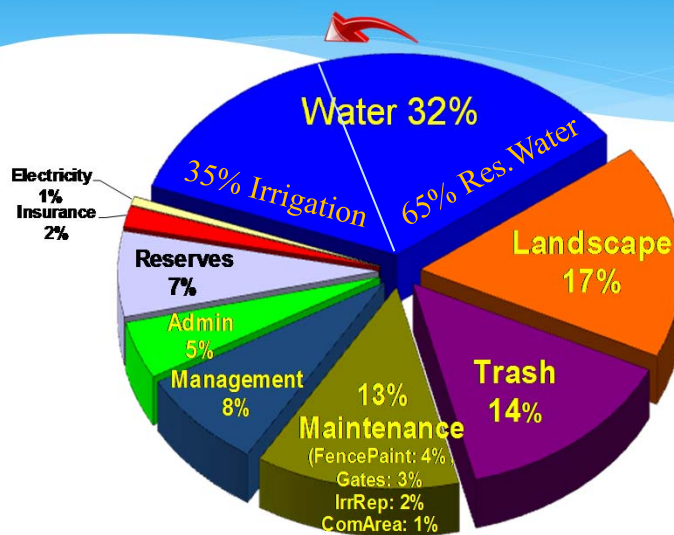
## BSHA 2011 Budget Decisions

- **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

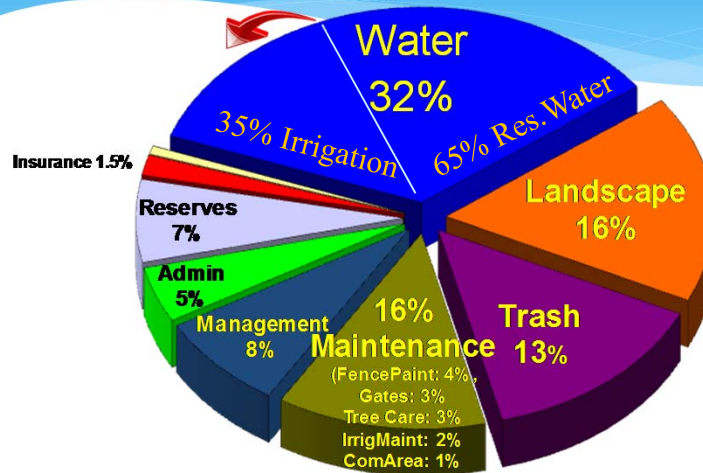
## BSHA 2009 Actuals: \$195,289



## 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](http://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](http://baldwinsquare.org/images/Water/BSHA%20Residential%20Usage%2010-1)



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Information about BSHA Water Supply, Charges and Consumption

## BSHA Water Information

Current Usage (by quarter)



BSHA Residential



BSHA Irrigation

(Credit: Courtesy of Mr. Darne Pines)

### General Information and 2011 Update on Water Charges

We rely on you to report leaks immediately and conserve water whenever possible - we all pay for it (Est. 183201.8323)

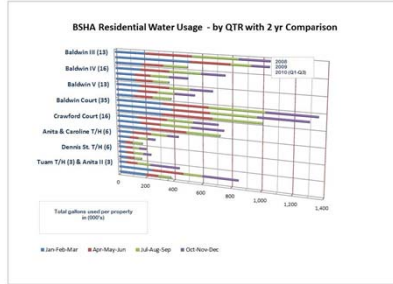
Most of us live in BSHA communities with shared water meters, even those who have individual meters share the expenses for irrigation (see Association Fees in 2010-2011)

App. 10% of the total BSHA Budget (2011: \$50,000 or app. 37%) is allocated to Water/Sewer Charges by the City of Houston. Of that app. 30% is allocated to irrigation and drainage of BSHA common grounds and the Right of Way and therefore benefits and is paid for by all 165 BSHA property owners (i.e. see 2010 Submittal and Discussion)

- Common Water Meter Charges Based on Actual Usage

All of 165 BSHA town homes receive individual water/sewer charges directly from the City of Houston. Therefore, these units do not pay a water assessment to BSHA. These owners have seen an immediate and often significant increase in their monthly water bills from the City of Houston.

111 of 165 BSHA Town homes have common water meters supplying groups of town homes (condominiums). Monthly charges for common meters are assessed and paid for by BSHA, and at year end rolled into the annual water assessment portion for those properties. 50% of the total BSHA water charge budget (2011 budget is available to, and paid for, by the Water Assessment portion of 111 of 165 units. In the interest of fairness, all year end BSHA calculations for Water Assessment portion for each affected property based on previous usage patterns of each community supplied by a common meter, plus necessary anticipated increases.



# 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](http://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...



[www.baldwinsquare.org](http://www.baldwinsquare.org)