

Baldwin Square Homeowners Association, Inc. Annual Meeting Minutes

November 17, 2004

MINUTES

The Baldwin Square Homeowners Association, Inc. held their Annual Meeting of Members on November 17, 2004. The meeting was held in the Houston Community College Central in Room 151.

Roger Neal, President called the meeting to order at 7:15 p.m. He announced that the quorum had not been established but he would proceed with the portion of the meeting that did not require voting. Mr. Neal introduced Scott Rose, Secretary/Treasurer, Bill Crawford, Vice President and Windy Collins, Association Manager of Principal Management Group.

Power Point Presentation – Financial Report

Mr. Neal presented a Power Point presentation reporting on the 2004 expenditures and 2005 projections and a detailed explanation of the 2005 budget. Each resident was presented with a 2005 budget. Due to stringent control of operating expenses and the lowering of the Midtown Residential Improvement Association's assessment, the Board approved a reduction in the 2005 assessments of \$25 at the 100% level. The presentation included the 2004 accomplishments as well as the 2005 goals. A copy of the presentation is attached and is also available on the www.baldwinsquare.org website.

Quorum

A quorum was established with the arrival of residents and proxies and the meeting proceeded officially at approximately 7:40 p.m.

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Minutes

With appropriate motions made, the 2003 Annual Meeting minutes were approved.

Election

Principal Management Group had received the nomination of the present Board Member, Scott Rose, prior to the meeting. Mr. Neal asked for nominations from the floor. With no other nominations, Mr. Rose was elected by acclamation.

Resident Forum

- Several residents were concerned about the security. R. Neal reported the Community Watch Committee had done a survey of the lighting and found several streetlights that were out. These outages were reported. The Committee is going to do another survey now that the streetlights are repaired.
- Sammy's Place – a proposed nightclub at the corner of Caroline and Anita – was discussed. The proposal has opposition to date. While no decision on the liquor

license application has yet come, from the TABC, the interested parties have made it known they welcome residents' thoughts on other ideas for the proposed site.

- Residents complained about the lighting on the garages. Replacing a burned-out bulbs and installing photo cell controllers is an owner responsibility and it was recommended to encourage your neighbors to keep their lights on in the evenings.
- Residents were encouraged to keep their individual walk gates locked.

Adjourn

With there being no further business to discuss, the meeting adjourned at 8:00 p.m.

Date