

Baldwin Square Homeowners Association, Inc.

Minutes of the Annual Meeting of Members of the Association on November 16, 2005

The Members of the Baldwin Square Homeowners Association, Inc., held their Annual Meeting at the offices of the Midtown Management District/ Midtown Redevelopment Authority located at 3401 Louisiana, Suite 355, Houston, Texas 77002, on November 16, 2005, at 7:00 p.m.

Attending Members of the Board: Mr. Roger W. Neal, President and Chair
 Mr. William A. Crawford, Vice President
 Mr. Scott J. Rose, Secretary/ Treasurer

Attending Members of Management: Ms. Windy Collins, BSHA Association Manager, Principal
 Management Group (PMG)

Attending Members of the Association: (See sign-in sheet)

Call to Order and Quorum

Mr. Roger W. Neal, President and Chair, called the meeting to order at 7:10 p.m. He announced that a quorum had been established. Mr. Neal introduced Mr. William A. Crawford, Jr., Vice President, Scott J. Rose, Secretary/ Treasurer, and Ms. Windy Collins, Association Manager, Principal Management Group.

2004 Annual Meeting Minutes

With appropriate motions made, the Annual Meeting Minutes of November 17, 2004 were adopted by general acclaim.

Election

Principal Management Group had received the nominations of William A. Crawford, Jr. (incumbent) and Dr. Oliver Esch prior to the meeting. Mr. Neal asked for nominations from the floor. Dr. Charlesetta Deason volunteered to be a candidate. With no other nominations made, the nominations were closed. The three nominees made a brief oral presentation. The Association Members were informed to add Dr. Deason to their ballots and to vote on only two of the nominees. PMG collected the ballots for counting.

Power Point Presentation – Financial Report

Mr. Neal presented a Power Point presentation reporting on the 2005 expenditures and 2006 projections and a detailed explanation of the 2006 budget. Each resident was presented with a 2006 budget. Due to stringent control of operating expenses and the lowering of the Midtown Residential Improvement Association's assessment, the Board was able to leave the Association Assessment at the previous year's amount of \$900 at the 100% rate. Since the City of Houston has increased their water rates 14% and 3.5% since July of 2004, it was necessary to increase the water rate from \$250 to \$265 for those residents whose water bills are paid by the Association. A copy of the presentation is attached and is also available on the www.baldwinsquare.org website.

Accomplishments

Again in 2005, the Board aggressively pursued the delinquent accounts. 164 of the 165 homes paid their assessments.

A new sprinkler system was installed at Anita III. The developer had not installed one as they had in the other sections.

The wrought iron fences in Section II and V were painted as were the fences in Anita III. This completes the painting of the wrought iron fences and the painting program will begin again in 2006 as part of a regular fence maintenance program.

The Board is investigating the parking problems found in almost all sections of Baldwin Square and will continue to work on this issue in 2006. Copies of the proposed parking regulations were included in the handout. Mr. Crawford explained some of the issues and the reasoning behind the proposed rules. The residents were asked to read the rules and provide comments to the Board.

Election Results

Mr. William A. Crawford, Jr., and Dr. Oliver Esch were elected to the Board for a two year term each. Dr. Deason was thanked for offering her services.

Resident Forum

- The parking problem was discussed with several members reiterating complaints about parking problems in their areas, such as parked cars blocking driveways, garages, and emergency entry/exit. Several members voiced their concerns regarding unregulated parking on the Property, the need for regulation, and their general support for parking restrictions and their enforcement.
- Regarding a previous motion that the Association take responsibility of the inside flower beds, it was stated that maintenance of the flowerbeds is the individual homeowner's responsibility. The respective survey done in 2004 was completed and a little over one-half of the owners responded
- More than 50% of the homeowners did not approve the Association taking over the maintenance of the flowerbeds

Closing Remarks

On behalf of the outgoing Board and the Association, Mr. Crawford thanked Mr. Neal for 4.5 years of dedicated service as President of BSHA and presented him with an award. Mr. Neal announced that he will continue his dedicated public service on the Board of the Midtown Management District. Both statements were met with general acclaim from the floor.

Adjourn

With there being no further business, the meeting adjourned at 8:30 p.m.

Scott J. Rose, Secretary and Treasurer

Date