

Baldwin Square Homeowners Association, Inc.

Minutes of the Annual Meeting of Members of the Association on November 15, 2006

The Members of the Baldwin Square Homeowners Association, Inc., held their Annual Meeting at the J. Will Jones Elementary School located at 1810 Stuart Street, Houston, Texas 77004, on November 15, 2006, at 7:00 p.m.

Attending Members of the Board: Mr. William A. Crawford, Jr., President and Chair
Dr. Oliver Esch, 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: A list of attendees can be obtained by contacting Ms. Windy Collins, Association Manager, Principal Management Group.

Call to Order and Quorum

Mr. William A. Crawford, Jr., President and Chair, called the meeting to order at 7:05 p.m. He announced that a quorum had been established. Mr. Crawford introduced Dr. Oliver Esch, Vice President, and Mr. Scott J. Rose, Secretary/ Treasurer, and Ms. Windy Collins, Association Manager, Principal Management Group.

2005 Annual Meeting Minutes

With appropriate motions made, the Annual Meeting Minutes of November 16, 2005 were adopted by general acclaim.

Election

Principal Management Group had not received the nominations prior to the meeting. Mr. Crawford asked for nominations from the floor. Mr. Michael L. Oelke and Mr. Michael Ruggiero volunteered. With no other nominations made, the nominations were closed. The two nominees made a brief oral presentation. PMG collected the ballots for counting.

Power Point Presentation – Financial Report

Mr. Crawford presented a Power Point presentation reporting on the 2006 expenditures and 2007 projections and a detailed explanation of the 2007 budget. Each resident was presented with a 2007 budget. Due to increases of expenditures of operating expenses, the Board increased the annual assessment for 2007 by \$75 and increased the water reimbursement by \$10. It is expected that the City of Houston will again increase their water rates in April 2007. A copy of the presentation is available on the www.baldwinsquare.org website.

Election Results

Mr. Michael Oelke was elected to the Board for a two year term each. Mr. Ruggiero was thanked for offering his services.

Resident Forum

- Crime issues were a main part of the discussion. Many residents have experienced thefts from their garages.
- Mr. Roger Neal, board member of Midtown Management District, encouraged the residents to call the non emergency number of the Houston Police Department after any theft regardless of the value. Statistics help gain police patrols for the area.
- Several residents commented on the landscaping. They were encouraged to contact PMG when they felt the landscaping was not completed or a poor job was done.

Closing Remarks

On behalf of the outgoing Board and the Association, Mr. Crawford thanked Mr. Rose for four years of dedicated service as Secretary/Treasurer of BSHA.

Adjourn

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

Date