

Baldwin Square Homeowners Association, Inc.

Minutes of the Annual Meeting of Members of the Association on November 14, 2007

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 14, 2007, at 7:00 p.m.

Attending Members of the Board: Mr. William A. Crawford, Jr., President and Chair
Dr. Oliver Esch, Vice President
Mr. Michael Oelke, Secretary/ Treasurer

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

Attending Members of the Association: A list of attendees can be obtained by contacting 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 not yet been established but he would proceed with the portion of the meeting that did not require voting. Mr. Crawford introduced Dr. Oliver Esch, Vice President, and Mr. Michael Oelke, Secretary/ Treasurer, and both Community Managers, Ms. Windy Collins and Ms. Ann Osuna with Principal Management Group.

Power Point Presentation – Financial Report

Mr. Crawford presented a Power Point presentation reporting on the 2007 expenditures and 2008 projections and a detailed explanation of the 2008 budget. Each resident was presented with a financial report, and the 2008 budget with the monthly expenses for each line item. Due to careful monitoring of the 2007 expenditures, operating expenses, and contracts, the Board was able to maintain the 2008 annual assessments stable at 2007 levels (no increase). Upcoming challenges for BSHA include the contractual dispute with the Midtown Residential Improvement Association (MRIA), and the proposed substantial 2008 increase for solid trash removal by Royal. - A copy of the presentation is available on the www.baldwinsquare.org website.

After the presentation, a quorum was established.

2006 Annual Meeting Minutes

With appropriate motions made, the Annual Meeting Minutes of November 15, 2006 were adopted by general acclaim.

Election

The current term of Mr. William A. Crawford, Jr., President and Chair, expired. He announced that he did not seek reelection. Principal Management Group had not received the nominations prior to the meeting. Mr. Crawford asked for nominations from the floor. Dr. Oliver Esch (incumbent) and Mr. Jason LeCompte (from the floor) volunteered. With no other nominations made, nominations were closed. The two nominees made a brief oral presentation. Per BSHA statute, both Dr. Oliver Esch and Mr. Jason LeCompte were elected BSHA Directors for a two year term by general acclamation. On behalf of BSHA, Dr. Esch thanked the outgoing president, Mr. Crawford, for his service to the community since 2003.

Resident Forum

Stolen address plaques need to be reported to the non emergency number of the Houston Police Department. The Board has provided reference material on the website for homeowners to obtain replacement plaques.

Stolen water valves in the community were causing water leaks. Teas landscape service is installing valve cages to secure equipment.

Safety was a concern for several homeowners and Mr. Crawford directed them to the BSHA website to obtain general information for Midtown Management Safety Meetings, Neighborhood Watch contact and the contact information for the South Central Houston Police Department.

Adjourn

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

[Signature on file]

[12-10-2008]

Secretary / Treasurer

Date