

Baldwin Square Homeowners Association, Inc.

Minutes of the Annual Meeting of Members of the Association on November 13, 2008

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 13, 2008, at 7:00 p.m.

Attending Members of the Board: Dr. Oliver Esch, President
 Mr. Jason LeCompte, Vice President
 Mr. Michael Oelke, Secretary/ Treasurer

Attending Members of Management: Ms. Sonya Bradley, BSHA Association Manager, Principal
 Management Group (PMG)
 Ms. Ashley Stringer, Customer Care Agent, Principal
 Management Group (PMG)

Attending Members of the Association: A list of attendees can be obtained by contacting Ms. Sonya
 Bradley, Association Manager, Principal Management
 Group.

Call to Order and Quorum

Dr. Oliver Esch, President, called the meeting to order at 7:10 p.m. He announced that a quorum had been established so he would proceed with the annual meeting of the homeowners. Dr. Esch introduced the Mr. Jason LeCompte, Vice President, and Mr. Michael Oelke, Secretary/ Treasurer, as well as the Association Manager, Ms. Sonya Bradley, with Principal Management Group.

Power Point Presentation – Financial Report

Dr. Esch presented a Power Point presentation reporting on the 2008 expenditures and 2009 projections, and a detailed explanation of the 2009 budget. Each resident was presented with a financial report, and the 2009 budget with the monthly expenses for each line item. - A copy of the presentation will be made available on the www.baldwinsquare.org website.

2007 Annual Meeting Minutes

With appropriate motions made, the Annual Meeting Minutes of November 14, 2007 were adopted by general acclaim.

Election

The current term of Mr. Michael Oelke, Secretary/Treasurer, expired. Mr Oelke announced that he would like others from the community to get involved and volunteer for the board to fill his vacancy. Nominations from the board were requested. Ms. Mita Young gave a brief introduction and stated her

interest in serving on the board. She was unopposed and was confirmed by acclamation. . On behalf of BSHA, Dr. Esch thanked Mr. Oelke for his time and dedication over the past two years.

Discussion

- Concerns about how the anticipated 2009 expenses compared to 2008 expenses. Dr. Esch discussed that the City of Houston discontinued the trash reimbursement program at the beginning of 2008 so this was budgeted income that was not collected.
- Several questions were asked about how the maintenance fees are determined based on the size and common elements within a particular section that all homeowners do not benefit from equally.
- Complaints were voiced by several owners about Teas Nursery and their lawn maintenance contract which also includes irrigation repairs.

Adjourn

With there being no further business, the meeting adjourned at 8:25 p.m.

Secretary / Treasurer

Date