

Baldwin Square Homeowners Association, Inc.

Minutes of the Annual Meeting of Members of the Association on November 19, 2009

The Members of the Baldwin Square Homeowners Association, Inc., held their Annual Meeting at the Houston Academy of International Studies (formerly J.Will Jones Elementary School) located at 1810 Stuart Street, Houston, Texas 77004, on November 19, 2009, at 7:00 p.m.

Attending Members of the Board:	Dr. O.Esch, President Mr. Jason LeCompte, Vice President
Absent:	Mita Young, Secretary/ Treasurer
Attending Members of Management:	Ms. Sonya Bradley, BSHA Association Manager, Principal Management Group (PMG) Ms. Yvonne Rodriguez and Isabel Teran, Customer Care Agents, 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. Esch, President, called the meeting to order at 7:05 p.m. He announced that a quorum had been established so he would proceed with the annual meeting of the homeowners. Dr. Esch introduced Mr. Jason LeCompte, Vice President, and Ms. Sonya Bradley, Association Manager with Principal Management Group. Dr. Esch announced that Ms. Mita Young was not in attendance due to a conflict with business travels.

2008 Annual Meeting Minutes

With appropriate motions made, the Annual Meeting Minutes of November 13, 2008 were adopted by general acclaim.

Election

The current terms of Dr.Esch, President, and Mr. Jason LeCompte, Vice President, have expired. Dr. Esch announced that he has volunteered to run again for a two year term; Mr. Jason LeCompte declined. No further written nominations were received prior to the meeting; Dr. Esch asked for nominations from the floor. A member nominated Mr. Roger Neal for one vacancy. As a Caroline Townhomes resident (same as Dr. Esch), Mr. Neal encouraged someone residing in one of the other sections to get involved to allow representation equally throughout the community. Dr. William H. Kellar who has previously served on the board of directors volunteered to serve and introduced himself. With no opposing candidates for the two open posts, the two nominees were elected by acclamation. On behalf of BSHA, Dr. Esch thanked Mr. LeCompte for his service and dedication over the past two years, and welcomed Dr. Kellar to the Board.

Power Point Presentation – Financial Report

Dr. Esch reported on 2009 expenditures and 2010 projections, and provided a detailed explanation of the 2010 budget. Each resident was presented with a financial report, and the 2010 budget with the monthly expenses for each line item (presentation and documents will be made available at www.baldwinsquare.org : Association Details).

- Dr. Esch stated that the 2010 base assessment rate remains unchanged but the water assessment for the 2010 budget is based on actual consumption for the particular sections that are on a master water meter. While variable between BSHA communities, the average water bill for BSHA homeowners on common meters is still at app. 50% of the average household rate in Harris County.
- Dr. Esch announced that the 2010 budget contract pricing will remain flat with no expected increases in the major contracts including, trash contract, landscape contract and the management contract.
- Dr. Esch informed the audience that due to app. 34% of the 2010 annual budget going to water usage (residential and irrigation), an independent audit of the irrigation system in 2009 was performed to help update locations of meters and identify existing problems with the system to improve overall performance and minimize waste.
- Considerable time was spent discussing water consumption and rate increases, encouraging owners to immediately report any residential and irrigation water leaks to Principal Management Group (7/24), check homes for internal leaks with plumbing, especially toilets where significant leaks can go almost undetected.
- 2010 goals include collection of 100% of assessments; contain contracts and expenses; protect common assets, continue maintaining property values, enforce DR violations and encourage owners to paint their homes when showing signs of deterioration and aging per the DR process.
- More homeowner involvement was encouraged due to an interest in a social function during the year was suggested along with holding an evening town hall meeting in six months for the convenience of owners to attend to express and discuss any concerns they may have.

Adjourn

With there being no further business, the meeting adjourned at 8:35 p.m.

Secretary / Treasurer

Date