

Baldwin Square Homeowners Association, Inc.

Minutes of a Regular Meeting of the Board of Directors on January 14, 2009

The Baldwin Square Homeowners Association, Inc., held a Regular Meeting of the Board of Directors at the offices of the Midtown Management District/ Midtown Redevelopment Authority located at 410 Pierce, Houston, Texas 77002, on January 14, 2009, at 4.00 p.m.

Attending Members of the Board: Dr. Oliver Esch, President and Chair
 Mr. Jason LeCompte, Vice President
 Ms. Mita Young, Secretary/Treasurer

Attending Members of Management: Ms. Bradley, CMCA, AMS, BSHA Association
 Manager, Principal Management Group (PMG)

Quorum and Call to Order

Dr. Esch established a quorum and called the meeting to order at 4:06 p.m.

Agenda

The agenda was reviewed and approved with two additional discussion items added as follows. Teas Nursery bid for \$900.00 for the replacement of the irrigation controller at Baldwin Court; Estimate from Houston Lock & Mailbox to replace the pedestrian lock at Baldwin IV; and further discussion on the budgeted irrigation system audit.

Minutes

The December 10, 2008, minutes were approved as presented.

Financials

The Financials of December 31, 2008 and the Overage Report were reviewed and approved as presented.

The Board reviewed the Delinquency/Prepaid Report. The board reviewed the Legal status report for the month and the notations on the delinquent account

The Water Chart was reviewed and it was noted that this is the first year with a 12 month history of usage that has been recorded. No action required.

Management Report

The Board reviewed the Deed Restriction Violation Report. Dr. Esch will provide a credit card number in order for the remaining five (5) missing address plaques to be ordered from Whitehall Products. The board deferred any further action being taken at this time for the violation at 1519 Anita St. until later in the Spring when it is more suitable planting conditions. The board asked that a \$150.00 letter be sent to 2903 Austin, 2905 Crawford and 1517 Drew St., all for non-compliance to numerous DR letters. The board authorized Albert Philen, the contractor who will be installing the new address plaques upon receipt to paint the a/c fan guard cover at 2908 Jackson and 2925 La Branch and charge the homeowners back, due to non-compliance. The board has deferred any further action at this time for 2919 La Branch pending more information and discussion.

The Action List was reviewed. All items have been completed at this time.

The 2009 Calendar was reviewed.

The Customer Care Log was reviewed and discussed. No Board action was necessary.

Old/New Business

Sonya Bradley will again contact the managing agent for 1408 Tuam to check the status of the front door or will schedule Albert Philen to paint the door and charge back the homeowner

The Board agreed to write off a small balance of \$.10 for account #00102-4195.

The Board requested that Ms. Bradley try contacting the new homeowner at 2901 Caroline to make them aware of the owners responsibility as well as replacing the address plaque that was not taken care of by the previous owner.

The Board voted unanimously to approve the bid from Houston Lock & Mailbox to replace the broken pedestrian gate lock located at Baldwin IV. The price is \$358.51.

The Board asked that Ms. Bradley contact Tom Teas regarding the poor condition of the landscaping at the Caroline St. Townhomes. Ms. Bradley informed the board that she has already brought to Mr. Teas attention the weeds in the expansion joints and behind garages by the a/c units.

Ms. Bradley will contact Greg Bynum, with Superlative Service, in order to get an updated price quote on the irrigation audit since the bid was originally given back in August 2008 for the price of \$825.00. The board would also like this audit to include a map of the sprinkler system and clearly identified along with a complete list of current problems with the system.

The Board further discussed the recent communications with the owner of account #00220-2819 regarding the additional fees on the account.

Ms. Bradley will inquire with Customer Care if there is a report that can be pulled in order to retrieve any and all email addresses for current owners in order to compile an email distribution list for further communication efforts including sending the newsletter via email to reduce costs and the environment.

Dr. Esch will provide bid specs to Ms. Bradley in order to obtain bids for the landscaping services due to the dissatisfaction with the current provider, Teas Nursery.

The next regular meeting is scheduled for February 11, 2009. There being no further business, the meeting adjourned at 5:24 pm.

[Signature on file]

February 11, 2009

Mita Young, Secretary

Date