

Baldwin Square Homeowners Association, Inc.

Minutes of a Regular Meeting of the Board of Directors on February 11, 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 February 11, 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 4:05 p.m.

Agenda

The agenda was reviewed and approved with three (3) additional discussion items added as follows. Modifications Committee, Website updates and recent burglary in Baldwin Square I residence.

Minutes

The January 14, 2009 minutes were approved as presented.

Financials

The Financials of January 31, 2009 and the Overage Report were reviewed and approved as presented. Dr. Esch recommended that we move \$35K from the Reserve MM account to a CD to benefit from slightly higher interest rates. Ms. Bradley will find out the current CD rates and Mr. LeCompte has also agreed to look into possibly a contact of his for a higher rate of return.

The Board reviewed the Delinquency/Prepaid Report. The board reviewed the Legal status report for the month and it was noted that there is no change from the prior month.

The Water Chart was reviewed. Sonya Bradley discussed two particular water accounts that had higher than normal water usage for the month. The meter located at 1510 Tuam reflected a higher usage amount but after contacting the City of Houston Water department found out that this was due to the readings for August and September being estimated and an actual reading performed in January. The residential meter located at 2933 Crawford reflected a higher than normal reading and after further speaking to the City they feel there is a leak causing an above average consumption of water being used. The board requested that letters be mailed out to all owners within Baldwin Court to bring to their attention that they should check all plumbing, especially toilets in their homes to make sure there are no leaks. Commercial Boiler was contacted by Ms. Bradley to check the actual meter for a possible leak as well as to determine which of the homes are serviced by this particular meter.

Management Report

The Board reviewed the Deed Restriction Violation Report. Ms. Bradley confirmed that the five (5) missing address plaques have been ordered from Whitehall Products. Ms. Bradley will attempt to contact the managing agent for the owner of 1408 Tuam as a last attempt for them to have the front door painted or we will proceed in having Albert Philen paint the door in the closed position and charge the homeowner.

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

The vacant position of Chair of the Modification Committee has now been filled by William Crawford who has volunteered to serve in this capacity. Ms. Bradley made the suggestion to the Board to invite Mr. Crawford to join her on the next property inspection.

Dr. Esch will send an electronic version of the landscape specifications to the other Board members for their review and input before Ms. Bradley solicits bids from competitive landscape companies for the lawn maintenance contract.

The Board reviewed the irrigation audit proposal submitted by Superlative Service but feels this is in excess of what they are willing to spend for this audit. The bid came in at \$1,675.71 and the Board has requested that Ms. Bradley contact Mr. Greg Bynum the owner of Superlative Service to see if he would be willing to perform the audit for \$1,000.00.

The next regular meeting is scheduled for March 11, 2009. There being no further business, the meeting adjourned at 5:36 pm.

[Signature on file]

March 11, 2009

Mita Young, Secretary

Date