

Baldwin Square Homeowners Association, Inc.

Minutes of a Regular Meeting of the Board of Directors on March 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 March 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 4:07 p.m.

Agenda

The agenda was reviewed and approved with one (1) additional discussion item added as follows. Newsletter.

Minutes

The February 11, 2009 minutes were approved as presented.

Financials

The Financials of February 28, 2009 and the Overage Report were reviewed and approved as presented. The Board previously discussed transferring some of the funds in the Reserve account to a higher interest bearing CD account, but due to similar rates at this time being offered, the Board has decided to defer this until a later date.

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. There was no action required at this time.

Management Report

The Board reviewed the Deed Restriction Violation Report. Ms. Bradley was asked to check into several accounts who had received prior DR letters regarding weeds to confirm if they have already been sent the \$150.00 letters and if they have received this letter to proceed with having Teas Nursery weed the beds and bill back the owners \$150.00 for the expense.

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

The 2009 Calendar was reviewed. It was noted that the CAB CD is maturing 5/3/2009, so this discussion item will be placed on the April agenda to discuss.

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

Old/New Business

The Board reviewed the current delinquency report and voted to place all small balances owing less than \$100.00 on hold and reflect these balances on the statements that will be mailed with the 2010 annual billing.

Dr. Esch presented the landscape specifications to the other Board members for their review and asked for final input before Ms. Bradley solicits bids from competitive landscape companies for the lawn maintenance contract. The deadline to be given to have the bids returned to PMG will be 3/31/2009.

The Board approved the irrigation audit proposal submitted by Superlative Service for \$1,350.96. Sonya will schedule this with Superlative.

The next regular meeting is scheduled for April 8, 2009. There being no further business, the meeting adjourned at 5:15 pm.

[Signature on File]

[04-18-2009]

Mita Young, Secretary

Date