

Baldwin Square Homeowners Association, Inc.

Minutes of a Regular Meeting of the Board of Directors on April 8, 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 April 8, 2009, at 4.00 p.m.

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

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 4:00 p.m.

Agenda

The agenda was reviewed and approved as presented.

Minutes

The March 11, 2009, minutes were approved as presented.

Financials

The Financials of March 31, 2009, and the Overage Report were reviewed and approved as presented. The Board voted to have the CAB CD redeemed at the time of expiration on 5/3/2009 and have the funds rolled into the FAB reserve account.

The Board reviewed the Delinquency/Prepaid Report. At the time of the meeting there are still six (6) accounts owing their 2009 maintenance fee. Ms. Bradley informed the board that these accounts have been sent the 30-day demand letter from PMG. Ms. Bradley will try contacting these owners with full outstanding balances if contact information for the owner is available. 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. The Board requested that the disconnected meter be removed from the water chart and the formulas be checked and corrected since there are some months that are not being computed correctly. Due to the high usage for Baldwin Square III, the Board requested that letters be sent to the owners residing in this section asking them to please have their homes checked for any plumbing leaks and to report any leaks they may have already had repaired so a credit adjustment can be applied for by the Water department.

Management Report

The Board reviewed the Deed Restriction Violation Report.

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

There were a total of six (6) landscape bids presented to the Board for the landscape maintenance contract and Ms. Bradley reported an error in one of the bidder's proposals, Houston Area Landscape, who originally bid to include maintaining all flowerbeds. This bid has decreased as a result from the originally submitted proposal and will be sent to the board for final review and consideration.

Ms. Bradley will obtain information from the City of Houston Police Department regarding obtaining a copy of the police report for the accident that occurred on 3/25/2009 at the corner of LaBranch and Tuam that caused extensive damage to three backflow preventers in this location. Ms. Young has offered to actually go to the location of where the records are kept to pick up this report. Ms. Bradley will then notify the driver who was at fault and ticketed for the accident in order to make an insurance claim and recover the money for the repair.

The Board has requested that Ms. Bradley get two additional bids for the back flow preventer repair in order to compare it to the existing bid from Commercial Boiler.

The Board voted to approve the Associations Insurance Agency insurance renewal for the 2009-2010 policy period.

The next regular meeting is scheduled for May 13, 2009. There being no further business, the meeting adjourned at 5:30 pm.

[Signature on File]

[05-13-2009]

Mita Young, Secretary

Date