

## **Baldwin Square Homeowners Association, Inc.**

### **Minutes of a Regular Meeting of the Board of Directors on July 15, 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 July 15, 2009, at 4.00 p.m.

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

Absent: Mr. Jason LeCompte, Vice President

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

Attending Guests and Members of Public: Mr. Robert Gray (for concerned non-BSHA Residents)  
Mr. Angel Plaza (for concerned BSHA Residents)  
Mr. Stephen Yu (for Wonton Food Corp.)

#### **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 as presented.

#### **Minutes**

The June 10, 2009 minutes were approved as presented.

#### **Homeowner Forum**

The Board had invited Mr. Stephen Yu, the General Manager for the Wonton Food Corporation to attend the July Board meeting to further discuss the complaints from the neighborhood on various issues pertaining to this business including but not limited to the following: Delivery drivers driving the wrong way on Caroline St.; very early morning trash service accompanied by excessive noise caused by the drivers during the emptying of the containers; excessive amounts of black smoke coming from the building from the baking inside the factory; excessive amounts of trash on the streets after trash pick-up; loud music coming from the worker's vehicles. Mr. Robert Gray of 1300 Anita representing concerned non-BSHA residents was in attendance to voice his complaints along with Mr. Angel Plaza, a homeowner from Caroline TH. Mr. Plaza furnished several photos and timelines to Mr. Yu documenting current concerns and complaints. Mr. Yu has agreed to work closely with the Board and any concerned homeowners to correct many of these complaints. The excessive smoke problem is already in the process of being addressed by changing a cooking oil product so a considerable improvement should be noticed within 4-6 weeks from the date of the meeting. Mr. Yu will immediately contact the trash provider to get the trash collection hours changed to day times due to the location of the containers in close proximity of

residential properties, he understands the necessity of his company to be in compliance with local ordinances and regulations. Dr. Esch thanked Mr. Yu and the property owners for personally addressing these issues and assured mutual collaboration towards satisfactory resolution for all parties.

**Financials**

The Financials of June 30, 2009, and the Overage Report were reviewed and approved as presented.

The Board reviewed the Delinquency/Prepaid Report. At the time of the meeting, there was only one account left owing the full 2009 maintenance fee in addition to a second owner owing a partial balance. Both accounts were turned over to the office of Butler & Hailey for legal collection proceedings to begin.

The Water Chart was reviewed. Ms. Bradley reported the City of Houston issued a credit for a water adjustment due to a prior leak at 2911 La Branch in the amount of \$993.60. No further action was required for the water usage.

**Management Report**

The Board reviewed the Deed Restriction Violation Report. Ms. Bradley reported that Philen Construction has corrected the outstanding violations at 2919 LaBranch and 2923 LaBranch and both homeowners were billed \$150.00. Ms. Bradley is confirming that all homeowners who fail to correct an outstanding DR violation is being sent the \$150.00 letter after the 2<sup>nd</sup> letter and if the violation remains unresolved, work orders are being issued accordingly to have the work completed by the appropriate contractor and the homeowner is being billed back. Letters were sent to all homeowners in the Anita St. II and Anita St. III sections requesting the homeowners have their homes painted due to the deterioration and condition of these homes. Many of the owners have responded positively and are in the process of getting this completed and organizing their blocks to do as a group to try to get a reduced cost.

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**

Ms. Bradley will contact Tim Patterson, a realtor with Prudential Gary Greene, who has listed several homes in the Baldwin Square Community as well as through out Midtown to inquire if he is interested in advertising on the website.

The ACC application for 2902 Jackson for a new storm door was approved and Ms. Bradley will contact the homeowner to make them aware of this.

The ACC application for 2925 Crawford was approved with the exception of the request to add decorative trim to the arched window and entry door in front due to the inconsistencies with the adjoining homes.

The next regular meeting is scheduled for August 12, 2009. There being no further business, the meeting adjourned at 5:19 pm.

\_\_\_\_\_ [Signature on File] \_\_\_\_\_  
Mita Young, Secretary

\_\_\_\_\_ [08-12-2009] \_\_\_\_\_  
Date