

Baldwin Square Homeowners Association, Inc.

Minutes of a Regular Meeting of the Board of Directors on April 17, 2019, at 4:00 p.m.

The Baldwin Square Homeowners Association, Inc., held a Regular Meeting of its Board of Directors at The Crime Stoppers Building located at 3001 Main St., Houston, Texas 77002.

Attending Members of the Board: Andrae Turner, President
 Roger Neal, Vice President
 Lisa Romero, Secretary/Treasurer

Attending Member of Management: Connie Navarre, Assistant Association Manager,
 Midtown Management Corporation

Quorum and Call to Order

Andrae Turner established a quorum and called the meeting to order at 4:01 p.m.

Agenda

The Agenda was approved as presented.

Homeowners Present

Dianne Reece – Landscape Committee
William Collins – 2903 Crawford St.

Mr. Collins attended to discuss a deed restriction notice he received and other concerns in the Baldwin Court section. He wanted to confirm that the date to correct the issue starts when he actually receives the certified notice. The notice is at level 1, but was sent certified at the owner's previous request. Other concerns include the following:

- Garage lights in Baldwin Court – many neighbors are not leaving their lights on at night. We asked him to send in addresses for those homes and we can send letters to remind them to keep them on.
- Parking in the alleyways is a problem at night by some residents. He spoke to the neighbor at 2914 Jackson about it and he told him that he didn't care. Therefore, he was advised that he could call the towing company if his driveway is being blocked.
- Basketball goal – 2915 Crawford has had a basketball goal and it blocks the driveways and makes it hard to get out. Note: Management has already sent homeowner letters concerning this and enforcement to remove the Basketball goal will continue.
- Transformers leaking oil – 2914 Jackson has a transformer leaking oil that should be reported to Centerpoint. Management will contact them to see if they can report it and if not, send a letter to the owner to take care of. Roger requested that we also send a letter to Centerpoint and copy TCEQ and EPA since the oil is toxic and a pollutant.

Minutes

The Board approved the minutes from March 20, 2019.

Committees

Security Committee: None

Landscape Committee: Dianne Reece had sent in a preview for lawn maintenance specifications for the board to review. She met with professionals who pointed out that they don't think that all areas of the contract are being completed, such as pre-emergent, fertilizer, etc. They want to know if the Association can obtain reports from the landscaper when these services are done. She would like to see more accountability from the contractor. Andre asked Dianne if the committee can come up with a check list based on the landscape contract for them to complete when doing services. She noted that the grass is dying in some of the mailbox areas from owners letting their dogs urinate around them. In BSI the irrigation controller cover was found unlocked when walking the property. This is where the timers are set. Management will bring this to the attention of the landscaper.

Financials

The Board reviewed the March 31, 2019 financials and had a question about the Reserve Study Funding category. They don't think that it should be over budget for the month. Management will check with the Accounting Dept. on this and let the Board know. The water chart was reviewed and there were no questions on it.

Legal Status Report

The Board reviewed the legal status report and would like to find out from the attorney if 2909 Austin St. is current on payments to the attorney's office to catch up the account. Management will check on it and let the board know.

Management Report

The Board reviewed the Deed Restriction Violation Report. The Board would like one more 209 letter sent to 2917, 2919 and 2921 La Branch for the algae on their homes in an effort to avoid legal action. If still there on the next inspection, bring back to the Board for review.

Old/New Business

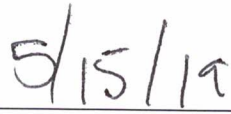
- Tree Replacement on Anita St. – The Board approved to replace 3 trees for a maximum cost of \$900.00. The type is still to be determined by the Board.
- Fence Painting Bids – The Board reviewed 3 bids and approved G&G Steelworks but not the entire scope of work. The Board will go look at the areas and rate them from worst to best and determine what sections they want done to stay within their budget of \$11,200.00.
- Reserve Study – This was tabled for the May meeting and would like it placed at the top of the agenda so they have time to discuss.
- ACC applications:
 - 2710 Crawford St. - Redo landscape in front of home which will include a Concrete Slab (previously approved via email)
 - 2708 Crawford St. - Landscape re-design front patio (previously approved via email)
 - 2903 Crawford St – Repaint exterior of home (previously approved via email)

Next Meeting & Adjournment

The next Board meeting is scheduled for Wednesday, May 15, 2019 at 4:00 p.m. There being no further business, the meeting was adjourned at 5:20 p.m.



Lisa Romero, Secretary/Treasurer



Date