

BALDWIN SQUARE HOMEOWNERS' ASSOCIATION, INC.
JUNE 19, 2024 BOARD MEETING MINUTES

Attendees:

Board members Luis Vivar President Sophia Bach Vice President and Joe Singer Treasurer/Secretary attended the meeting by Zoom. Also in attendance was Rikki Block and of the Sterling ASI Management team.

Call to Order and Announcement of Quorum:

With all two Board members in attendance, Mr. Vivar made a motion to call the meeting to order at 6:08 PM, and the motion was seconded and carried. Joseph joined in later.

Introductions of Board and Management:

Mr. Vivar introduced himself and the other members introduced themselves to the members in attendance.

April Meeting Minutes Review:

Motion made and seconded to approve the May 8, 2024 meeting minutes; motion passed.

April 30, 2024 Financials:

As of June 31, 2024 there was \$217,125.00 in the cash operating account and \$217,513.54 in cash reserves. The association is on a tight budget, but will be replacing the association owned fences. Proposals are in the process and being reviewed by the board.

General Discussion:

There was an update on the Fine Policy, the attorney submitted the changes the board wanted.

A motion was made and seconded to pass the Fine Policy, the board will need to sign and send to the attorney for recording. The association will send out the recorded policy to the owners.

Tree trimming has been put on hold; the city will be handling.

Woodend fences brought down by the May storms will be replaced. The board has a few bids to review and a few more to get. Updates to come.

Homeowner Open Forum (Three Minutes per Homeowner)

Gate remotes not working at Crawford gate

Adjournment:

With no other business for the Board the meeting was adjourned at 7:39 PM.

Board Member Signature

Date

Presented By Rikki Block CMCA AMS PCAM