

Baldwin Square Homeowners Association, Inc.

Minutes of a Regular Meeting of the Board of Directors on July 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

Absent Member of the Board: Lisa Romero, Secretary/Treasurer

Attending Member of Management: Sonya Bradley, CMCA, AMS, PCAM, Community Association
 Manager, Midtown Management Corporation

Quorum and Call to Order

Andrae Turner established a quorum and called the meeting to order at 3:59 p.m.

Agenda

The Agenda was approved as presented.

Homeowners Present

Dianne Reece and Kelly Reynolds

Minutes

The minutes from June 19, 2019 were approved as written.

Committees

Security Committee: Eric Botts could not attend the meeting, but Eric submitted a written crime report which was distributed to the Board of Directors and Management.

Landscape Committee: Dianne Reece gave a landscape update. Dianne also submitted a written report that she requested be included as part of the meeting minutes and posted on the website along with the minutes. Dianne has already walked the community with some of the landscape bidders and has an appointment with Miguel with Houston Area Landscape on Friday, July 19th. Kelly also has an appointment scheduled to walk with one of the other bidders on Thursday, July 18th. Sonya confirmed that the landscape bids are due no later than 5:00p.m. on Wednesday, July 31, 2019. The new landscape contract will begin on November 1, 2019. Once all of the bids have been received, Sonya and Dianne will review the bids to make sure the meets meet the bid criteria and include all of the requested items before sending to the Board.

Financials

The Board reviewed the June 30, 2019 financials. Sonya will make a correction to the overage report she found when presenting the report to the Board and will correct the June month end and Year to Date expenses which are both under budget at the end of June.

Management Report

The Board reviewed the Deed Restriction Violation Report and the Attorney Status Report. No Board action was needed for Deed Restriction Violations. There are currently two (2) owners at the attorney for violations that have not been corrected.

Old/New Business

- The Board reviewed the water chart. Roger updated the water chart to correct minor formatting as well as including a couple of new graphs tracking the usage and monies spent over the past several years.
- There were no ACC applications for the Board to approve.

Next Meeting & Adjournment

The next Board meeting is scheduled for Wednesday, August 21, 2019 at 4:00 p.m. There being no further business, the meeting was adjourned at 4:43 p.m.



Lisa Romero, Secretary/Treasurer

8/21/19

Date