

**BALDWIN SQUARE HOMEOWNERS' ASSOCIATION, INC.**  
**July 24, 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 Board members in attendance, Mr. Vivar made a motion to call the meeting to order at 6:05 PM, and the motion was seconded and carried.

**Introductions of Board and Management:**

Mr. Vivar introduced himself and the other members introduced themselves to the members in attendance. 4 homeowners in attendance

**April Meeting Minutes Review:**

Motion made and seconded to approve the June 19, 2024 meeting minutes; motion passed.

**June 31, 2024 Financials:**

As of July 31, 2024 there was \$185,248.86 in the cash operating account and \$219,111.95 in cash reserves. There were no major expenses in June.

**General Discussion:**

Woodend fences brought down by the both storms will be replaced. The board has selected a contractor and just needs to finalize the contract. A motion to approve the proposal from East Tex Fence Company the motion was seconded motion passed.

Gates on Taum and Crawford Street are offline until the street construction is complete.

Hurricane storm cleanup was done by HAL and invoice was presented for approval, after board discussion the it was agreed to pay the invoice.

**Homeowner Open Forum Concerns (Three Minutes per Homeowner)**

Homeowners expressed concern on the lack of pick up of the recycling bins.  
Gate controls needing repairs

**Adjournment:**

With no other business for the Board the meeting was adjourned at 8:13 PM.

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**Board Member Signature**

**Date**

**Presented By Rikki Block CMCA AMS PCAM**