

Baldwin Square Homeowners Association, Inc.

Minutes of a Regular Meeting of the Board of Directors on March 20, 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: Roger Neal, Vice President
Lisa Romero, Secretary/Treasurer

Absent Member of the Board: Andrae Turner, President (due to a work conflict, Andrae arrived just as the meeting adjourned)

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

Quorum and Call to Order

Roger Neal established a quorum and called the meeting to order at 4:00 p.m.

Agenda

The Agenda was approved as presented.

Homeowners Present

Phyllis Peak and Kelly Reynolds

Phyllis Peak was present at the meeting to discuss her account. The Board convened into Executive Session to discuss with Phyllis.

Minutes

The Board reviewed the revised minutes from January 16, 2019 and the February 20, 2019 minutes. Both sets of minutes were approved.

Committees

Security Committee: None

Landscape Committee: Kelly Reynolds reported that she had taken some pictures of the Right of Way area at the corner of Dennis St. and Crawford St. that was dug up several months ago by AT&T laying fiber optic lines. There are new flags that have been put up giving the indication that the work is not completed. Midtown Management will hold off on sending a letter to AT&T requesting that they restore this area until the work is complete.

Financials

The Board reviewed the February 28, 2019 financials and there were no questions. The Association is under budget year to date. The attorney status reports were reviewed and the delinquency report was

reviewed. All questions concerning the delinquency report were answered by Sonya Bradley. Sonya reported that Midtown Management Corporation has sent the 2nd collection letters to any owner who is still delinquent for the 2019 assessment and in April any owner left owing the 2019 assessment will be referred to the Association's attorney for further collection proceedings.

Management Report

The Board reviewed the Deed Restriction Violation Report. There are several owners with open violations that Sonya requested the Board take a look at and see if these owners should be referred to the attorney for non-compliance after all efforts have been exhausted by Midtown Management Corporation trying to get the owners to comply and correct the open violation(s). Roger agreed to view all of these accounts and will report back to Sonya.

Old/New Business

- Management will obtain 3 bids for the iron fence painting and request from these 3 vendors a price per linear foot to include scraping and painting based on spending approximately \$5,000.00 for the first job and approximately the same amount on the 2nd job 1 or 2 months later. The Board will identify which sections will be included in the 2019 painting job based on the condition of the fence and how many linear feet can be included for the budgeted amount.
- The Board signed the insurance renewal policy effective 4/1/2019 from Volmert & Associates. The policy had a slight increase of \$24.00 for the General Liability premium.
- The Board deferred discussing the Reserve Study until the April Board meeting in order to have a chance to review it in more detail since the study was just received and emailed to the Board a couple days prior to the meeting and is quite detailed.
- Sonya Bradley asked the Board if the irrigation system should be turned back on based on the current weather conditions and lack of rain. Roger Neal agreed to walk the community to see if he thinks the irrigation system should be turned back on at this time and will report back to Ms. Bradley on Thursday, March 21st. Ms. Bradley will speak to Miguel Sanchez with Houston Area Landscape to make sure they do a complete check of the irrigation system when they do turn it back on.
- ACC applications:
 - 2714 Crawford St. – Remove row of shrubs on side of home and replace with stones (previously approved via email)
 - 3005 Austin St. – re-design patio area and install pavers and re-design of landscape plants around the edge. (previously approved via email)

Next Meeting & Adjournment

The next Board meeting is scheduled for Wednesday, April 17, 2019 at 4:00 p.m. The Board meeting was adjourned at 4:15 p.m. and the Board convened into Executive Session. At approximately 4:30p.m. the Board reconvened with the Board meeting items of business.



Lisa Romero, Secretary/Treasurer

4/17/19

Date