

Baldwin Square Homeowners Association, Inc.

Minutes of a Regular Meeting of the Board of Directors on November 7, 2022 at 6:00 p.m.

The Baldwin Square Homeowners Association, Inc., held a Regular Meeting of its Board of Directors via zoom.

Attending Members of the Board: Clinton Turner, President
Daniel Nelson, Vice President
Brittany Chilivetis, Secretary/Treasurer

Attending Member of Management: Alejandra Campos, CMCA Association Manager
with Sterling ASI.

Attending Homeowners: Kelly Reynolds, Vivian Chung, Crystal, Ariel, Marylene C.

Quorum and Call to Order

Clinton Turner established a quorum and called the meeting to order at 6:00 p.m.

Agenda

The agenda was approved as presented.

Minutes

The Board reviewed the minutes from September 21, 2022. The minutes were approved as presented.

Homeowner Forum

Sterling will send homeowners an email on with instructions on how to update contact information and preferences.

Homeowner asked if HOA still needed to keep their website. Sterling will see if the current website can get redirected to Sterling's website.

Homeowner asked why management company was changed, Clinton provided explanation.

Homeowner will send email with pictures of owner's tree growing into fence.

Committee Updates

ACC Committee: No update.

Landscape Committee: Kelly reported she conducts inspections with HAL. The areas that have irrigation shut off at the moment is Baldwin Court., Dennis and Baldwin Square IV. The Board has not received any monthly reports. The Board would like to invite HAL to the next board meeting. Concrete drainage is being installed near Tuam 28 W. Midtown Management District is the one responsible for Baldwin Square IV not having irrigation. They must wait until Texas DOT finishes the project then they can bring in their contractor to make the repairs. They are hoping the repairs can be included in next year's budget. Until then, no one can do anything. Oleanders were planted this year.

Baldwin Square Homeowners Association, Inc.
Minutes of a Regular Meeting of the Board

Financial Report

The Board reviewed the financials ending September 2022. The water chart was not reviewed due to new management not receiving invoices.


Management Report- None.

Old/New Business

- Texas Pride did an increase that is not in their contract. Sterling to review contract and invoices.
- Frost CD Account needs to have Sonya removed. Clinton is on the signature card; he will contact the bank.
- Annual Signs- Signs need to be installed for annual meeting. Sterling will change day and time on sign.
- Annual Meeting Location: Church pastor would like to meet with Board. Clinton and Alejandra will schedule a time/date.
- Plumbing: It was recommended to continue to use Gemini Plumbing since they are familiar with the property.
- Records: Sterling received 32 boxes from the previous management company. The board approved the disposal of any records that were more than 7 years old. The exception would be any governing documents. Any records under 7 years would be kept and consolidated. Sterling will keep records under 3 years free of charge. Any records 4-7 years would be charged for storage per box.
- 2023 Budget was reviewed and adjustments were made. The 2023 budget was approved. Assessments will remain the same this year.
- Plumbing Reimbursement: The Board approved the plumbing reimbursement for account 333169.
- Sterling to send list of homeowners on payment plan to Clinton.
- Sterling to cancel Crime Stoppers room reservations for November and December.

Next Meeting and Adjournment

The next meeting will tentatively be held on Wednesday, November 30, 2022 at the First Lutheran Houston Church- Education Center at 6:00 p.m. There being no further business to discuss, the meeting was adjourned at 7:46 p.m.



 Brittany Chilivets, Secretary/Treasurer
 PRESIDENT

01/18/23

 Date