

## **Baldwin Square Homeowners Association, Inc.**

### **Minutes of a Regular Meeting of the Board of Directors on February 15, 2023 at 6:00 p.m.**

The Baldwin Square Homeowners Association, Inc., held a Regular Meeting of its Board of Directors at 1311 Holman Street, Houston Texas 77004.

Attending Members of the Board: Clinton Turner, President  
Luis Vivar, Vice President  
Andrio Garcia, Secretary/Treasurer

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

Attending Homeowners: Vivian Chung, Stephanie Pinson, Jose Capellan, Alan Sweezey, Janey Sweezey.  
Guest Speaker: Miguel from Houston Area Landscaping

### **Quorum and Call to Order**

Clinton Turner established a quorum and called the meeting to order at 6:05 p.m.

### **Agenda**

The agenda was approved as presented.

### **Minutes**

The Board reviewed the minutes from January 18, 2023. The minutes were approved as presented.

### **Financial**

The Board had questions about the financials.

### **Guest Speaker**

The Board ask Miguel when the sprinkler system was shut down, he stated mid-December. The Board is requesting better maintenance of the property. Miguel will work with Board to provide better service.

### **Homeowner Forum**

Homeowner asked about fees associated with online payment. Sterling let owner know the payments made with e-check are free.

Homeowner asked if pedestrian key pad was fixed. The key pad was fixed by G&G.

### **Committee Updates**

#### ACC Committee:

There were two homeowner who volunteered to be on the ACC Committee, Sophia Boloch and Kelly Reynolds. There are no acc pending.

#### Landscape Committee:

There were no volunteers to be on the landscaping committee.

**Old/New Business**

Crepe Myrtle Tree Trimming: A motion to accept the estimate in the amount of \$2,700.00 to trim all crepe myrtle trees was made by C. Turner, seconded by L. Vivar. All were in favor and the motion passed.

Water Usage: Too much water is being used.

Trash Service- Too many services issues. Board is waiting on response from owner of company. Sterling has provided some bids for service. If owner does not reply to email, issue to be referred to attorney.

2022 Tax Returns: A motion to accept the engagement letter from Joe Stoller was made by C. Turner, seconded by L. Vivar. All were in favor and the motion passed.

Monthly Landscaping Bids: Bids will be placed on hold; Board will give Houston Area Landscaping the opportunity to improve services.

E-Blasts: Clinton will work on an email to be sent to remind homeowners to keep their front gates closed.

**Next Meeting and Adjournment**

The next meeting will tentatively be held on Wednesday, March 15, 2023 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 7:36 p.m.

  
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Andrio Garcia, Secretary/Treasurer

**08/11/2023**  
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Date