

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

### **Minutes of a Regular Meeting of the Board of Directors on January 18, 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: Kelly Reynolds, Vivian Chung, Crystal, Marylene C, Michael Holloway, Sophia Baloch, Giselle Morales, Armengol Martinez, Kelly Reynolds.

### **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 November 7, 2022. The minutes were approved as presented.

### **Homeowner Forum**

Homeowner reported street lights are not working. She will send serial number on pole to Sterling. It was stated Midtown Management District takes care of the lights and they can be reported on "SeeClickFix". Homeowner states there are many abandoned vehicles on Tuam. The Board suggested reporting items to Mid-Town Management District.

### **Committee Updates**

#### ACC Committee:

The committee needs more volunteers. An e-blast will be sent to ask for volunteers.

#### Landscape Committee:

Estimate 2017 from Houston Area Landscaping in the amount of \$1,382.07 was presented. A motion to accept was made by C. Turner, seconded by L. Vivar. All were in favor and the motion carried. The committee needs more volunteers. An e-blast will be sent to ask for volunteers.

Baldwin Square IV- Sterling to contact Midtown Management to obtain and update.

Tree Trimming- Houston Area Landscaping to provide an estimate for trimming all crepe myrtles.

### **Old/New Business**

2022 Tax Returns- Sterling to provide an engagement letter from their O'Neil and Holmes.

Emails- Sterling to confirm with Board if any emails are bouncing back.

Meeting Notice- It was suggested to post the agenda at the mailboxes.

Gate Repairs: Estimate 19598 from G & G Steelworks and Services in the amount of \$785.00 was presented. A motion to accept was made by C. Turner, seconded by L. Vivar. All were in favor and the motion carried. Estimate 19668 was presented. The Board is requesting the bid revised to remove 2915 La Branch repair as this would be a homeowner responsibility and 2901 Caroline- revised to adjust the hinge instead of making the hole bigger.

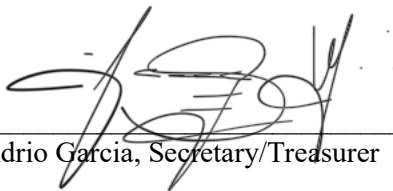
Governing Documents: Need to be revised, this will be a project the Board will work on this year.

Frost CD: Account needs to have Sonya removed. Clinton is on the signature card; he will contact the bank to schedule an appointment and meet with Jose Villegas from Sterling to be added on the account.

Compliances: The Board is requesting pictures for every compliance.

**Next Meeting and Adjournment**

The next meeting will tentatively be held on Wednesday, February 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 7:29 p.m.

  
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Andrio Garcia, Secretary/Treasurer

Feb 16, 2023  
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Date