

**BALDWIN SQUARE HOMEOWNERS' ASSOCIATION, INC.**  
**April 16, 2024 BOARD MEETING MINUTES**

**Attendees:**

Board members Luis Vivar President, Sophia Bach Vice President and Joe Singer Treasurer/Secretary attended the meeting in person. Also in attendance was Rikki Block and Brooke Brittain of the Sterling ASI Management team.

**Call to Order and Announcement of Quorum:**

With all three Board members in attendance, Mr. Vivar made a motion to call the meeting to order at 6:20 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.

**March Meeting Minutes Review:**

Tabled for future meeting.

**March 31, 2023 Financials:**

As of March 31, 2023 there was \$227,516.81 in the cash operating account and \$217,513.54 in cash reserves. No large expenses

Board gave an overview on the budget

**General Discussion:**

The board discussed the open issues with the Fine Policy, stating that the Exhibit contradicted the main body of the policy. Sterling to contact the attorney.

Tree Trimming bids still need to be done for certain areas of the association. Sterling will do a ride to map out an RFP for the board to review.

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

One homeowner attended in person and one attended on online. Topics and matters discussed in homeowner forum are listed below.

- Trees trimmed off of Townhomes
- General Landscaping questions

**Adjournment:**

With no other business for the Board the meeting was adjourned at 7:40 PM.

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**Board Member Signature**

**Date**

**Presented By Rikki Block CMCA AMS PCAM**