

Baldwin Square Homeowners Association, Inc.

Minutes of a Regular Meeting of the Board of Directors on April 19, 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

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

Attending Homeowners: Kelly Reynolds, Vivian Chung, Marylene C, Giselle Martinez, Sophia Boloch,

Quorum and Call to Order

Clinton Turner established a quorum and called the meeting to order at 6:01 p.m.

Agenda

The agenda was approved as presented.

Minutes

The Board reviewed the minutes from March 14, 2023. The minutes were approved as presented.

Financials:

The Board reviewed the March 2023 Financials and Water Meter Charts.
There are discrepancies in 1404 ½ Tuam and 1318 ½ Tuam water usage readings.

Homeowner Forum

Planters located on Elgin Street were discussed about the possibility to transfer to the concrete pads inside the courts to use as benches.

Committee Updates

ACC Committee: Kelly reported on her Crawford Court finding. Specific landscape guidelines need to be established. ACC Committee is working on guidelines. The Board suggested a town hall meeting to give homeowners an opportunity to give their input.


Landscape Committee: Curb appeal needs to increase. The goal is to have established guidelines by the end of the year. The landscaper does their irrigation inspection on the last Monday of every month.

Old/New Business

Gates: An estimate to repair all gates was discussed. The Board would like 2 more estimates. The Board is requesting the location of the three gate motors repaired in 2021.

Next Meeting and Adjournment

The next meeting will tentatively be held on Wednesday, May 17, 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 7:23 p.m.



Andrio Garcia, Secretary/Treasurer

08/11/2023

Date