

Baldwin Square Homeowners Association, Inc.

Minutes of a Regular Meeting of the Board of Directors on March 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

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

Attending Homeowners: Vivian Chung, Kelly Reynolds, Giselle Martinez, Armengol Martinez

Quorum and Call to Order

Clinton Turner established a quorum and called the meeting to order at 6:06 p.m.

Agenda

The agenda was approved as presented.

Minutes

The Board reviewed the minutes from February 15, 2023. The minutes were approved as presented.

Financial:

The Board reviewed the minutes from February 28, 2023. The financials were approved as presented.

Homeowner Forum

Homeowner states the oleanders on Crawford Court need to be cut. The Board let the homeowner know an estimate has been received for trimming the oleanders.

Homeowner placed a complaint on Texas Pride service, it is inconsistent.

Homeowner stated another owner would like to be added to landscape committee.

Committee Updates

ACC Committee:

A motion to add Kelly Reynolds and Sophia Boloch to the acc committee was made by C. Turner, seconded by L. Vivar. All were in favor and the motion passed.

Sterling to send ACC guidelines to Board and ACC committee to review and start to revise. Deadline for revisions will be April 15, 2023.

Landscape Committee:

A motion to add Giselle and Armengol Martinez to the landscape committee was made by C. Turner, seconded by L. Vivar. All were in favor and the motion passed.

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Old/New Business

Trash Service- The Board requested a copy of invoice May 2022 to present so the credit received can be reconciled.

Irrigation – The Board requested the irrigation be turned back on.

Landscape – Sterling to let HAL know to pick up leaves and not blow them into the street.

Gate Maintenance – Sterling to request a bid from G & G Steelworks to look at all pedestrian gate, walk through gates, homeowner gates, vehicle gates and to provide all recommended repairs to bring all gates up to par.

Account # 333141: A motion to file a lawsuit against homeowner to failing to correct their deed restriction violation made by C. Turner, seconded by L. Vivar. All were in favor and the motion passed.

Next Meeting and Adjournment

The next meeting will tentatively be held on Wednesday, April 19, 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 7:14 p.m.

Clinton Turner
Andrio-Garcia, Secretary/Treasurer
PRESIDENT

04/19/23
Date