

Baldwin Square Homeowners Association, Inc.

Minutes of a Regular Meeting of the Board of Directors on May 15, 2019, at 4:00 p.m.

The Baldwin Square Homeowners Association, Inc., held a Regular Meeting of its Board of Directors at The Crime Stoppers Building located at 3001 Main St., Houston, Texas 77002.

Attending Members of the Board: Andrae Turner, President
 Roger Neal, Vice President
 Lisa Romero, Secretary/Treasurer

Attending Member of Management: Sonya Bradley, CMCA, AMS, PCAM, Community Association
 Manager, Midtown Management Corporation

Quorum and Call to Order

Andrae Turner established a quorum and called the meeting to order at 4:04 p.m.

Agenda

The Agenda was approved as presented.

Homeowners Present

Eric Botts – Security Committee

Minutes

The Board approved the minutes from April 17, 2019.

Committees

Security Committee: Eric Botts gave a crime report. The majority of the criminal activity is occurring in the Main St. corridor and close to the Greyhound Bus station. The largest concentration of the more violent crimes, such as armed robbery, is taking place along Main. St. corridor along the Metro Rail. Eric offered to reach out to the Metro Police since this is their jurisdiction when he attends the next PIP meeting. Eric will also raise the concern about the facility on Crawford St. and Tuam St. where there are several registered sex offenders residing and will also inquire about the restrictions of the proximity to schools, churches since the Salvation Army is located a few blocks away where several children reside.

Landscape Committee: Dianne Reece was not able to attend the May Board meeting but prior to the meeting, Dianne sent a final revision of the landscape specification to the Board and Management. The Board will review the specifications prior to the July meeting in order for Midtown Management to send out the specifications to the landscape companies the committee is recommending in consideration for the landscape contract that will renew on November 1, 2019.

Financials

The Board reviewed the April 30, 2019 financials. Roger Neal requested to have Management start sending the current budget along with the monthly Board packets for an easy reference.

Management Report

The Board reviewed the Deed Restriction Violation Report. There are still a few violations the Board has agreed to check in order to instruct Management how to proceed with the enforcement and consider legal action.

Old/New Business

- Management will reach out to Midtown Management District to inquire about the current schedule for Constable 7 patrolling Midtown.
- Reserve Study – The Board discussed the Reserve Study. Roger made a recommendation to not include the fence painting as a reserve expense and to keep this as an operating expense. Andrae pointed out that this is only a recommendation that Reserve Advisors is making so he does not feel it is necessary to have the report amended to exclude this and both Roger and Lisa agreed with Andrae. Roger made a motion to accept the Reserve Study as written and Andrae seconded the motion. The motion carried. Management will forward the study to Dianne Reece so she can post it on the Association's website. The Board discussed having Management send out the study via email to all owners in August so owners will have time to review before the annual meeting in November.
- The Board voted to approve the iron fence painting and repairs budgeted for 2019 to include the sections that the Reserve Study stated as the highest priority based on their current condition. The sections of fencing include Baldwin Square III, Tuam Townhome's, Anita St. II & III, Baldwin Square II and Baldwin Square V. The Board previously approved at the April Board meeting the bid from G&G Steelworks to do the fence painting and repairs. Sonya pointed out that their bid had not included replacing any missing and/or broken finials on the iron fence or painting of the bollards by the air conditioning units which have been included in the past. Roger made a motion to ask G&G to confirm whether or not the bollards are included in the bid and if not, what the extra cost would be and replace the missing finials. Andrae seconded the motion and the motion carried. Management will have Accounting change the budget to reflect the entire painting expense to occur in June versus over 5 months as the budget originally called for.
- The Board discussed the tree replacement for the missing trees along Anita St. where 3 dead crepe myrtles were removed. Andrae made a motion for the Board to re-consider the previous vote from the April Board meeting to replace 3 trees for a maximum cost of \$900.00 since the bid Management already received was higher than this for 3 trees. Lisa seconded the motion and the motion carried. In addition to the quotes Management already obtained from Houston Area Landscape for the 2 types of trees the Landscape Committee recommends, Mexican Plum and Texas Redbud, Management will ask for a quote for a Crepe Myrtle since there are several other Crepe Myrtles in the same area. The Board made the decision to defer the planting of the trees until October due to the hot temperatures. The Board will make a final decision on which type of tree at the June Board meeting.
- The owner of 3002 La Branch St. sent Management an email concerning the apron behind their garage where the concrete is subsiding where the apron meets the common driveway. The Board

did review, but they need more time to research this to determine who owns the apron in order to make the determination on who is responsible for the repair.

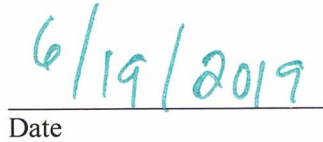
- 2710 Crawford St. previously applied for an ACC application to modify the front patio area. The Board discussed this ACC application since the front patio area that was done does not match exactly to what was approved. Sonya will reach out to the homeowner to make her aware so further changes can be made in order for the application to be in compliance. There is a BBQ grill on the on concrete slab and Sonya already made the owner aware of a City of Houston Fire Code which requires an open flam BBQ grill to be at least 10 feet from a structure when in use.
- ACC applications:
 - 1422 Anita St. - Painting home (*previously approved via email*)

Next Meeting & Adjournment

The next Board meeting is scheduled for Wednesday, June 19, 2019 at 4:00 p.m. There being no further business, the meeting was adjourned at 5:27 p.m.



Lisa Romero, Secretary/Treasurer



Date