

## **BALDWIN SQUARE HOMEOWNERS ASSOCIATION, INC. 2023 ANNUAL MEETING MINUTES OF THE FEBRUARY 26, 2024 BOARD MEETING MINUTES**

### **Attendees:**

Board members Luis Vivar President, Sophia Bach Vice President and Joe Singer Treasurer/Secretary arrived late and attended the meeting in person. Also in attendance was Tim Trevino of the Sterling ASI Management team.

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

With all two Board members in attendance, Mr. Vivar made a motion to call the meeting to order at 6:00pm, and the motion was seconded and carried.

### **January 24, 2024 Meeting Minutes Review:**

The January 24, 2024 Board Meeting Minutes were provided to the Board and members. After reviewing the minutes Mr. Vivar made a motion to approve the meeting minutes as written and the motion was seconded and carried.

### **January 31, 2024 Financials:**

Mr. Trevino provided the January 31, 2024 financials for the Boards review. As of January 31, 2024 there was \$236,942.38 in the cash operating account and \$216,449.56 in cash reserves. Assessments Receivable totaled \$60,279.52 and other assets totaled \$889.32. Liabilities were \$316,414.83 and equity totaled \$205,155.95 bringing the liabilities and equity to a tale of \$521,570.78.

### **Texas Pride Contract:**

The Board discussed the Texas Pride request to amend the contract and the Board requested the attorney review and advises the Board if the request is binding. Mr. Trevino will contact the attorney and the Board will be copied n all correspondence.

### **Deed Violation Policy:**

The Board made changes to the violation amounts to be charged and the details were listed By Mr. Singer as the Board requested. Mr. Trevino will ask the attorney to revise the fine policy for the Boards review. Mr. Trevino will copy the Board on all communication.

### **Row of Way Tree Trimming:**

Mr. Vivar and Board discussed requested Mr. Trevino secure proposals to trim the sidewalk side of the trees for all locations. Mr. Trevino will secure the proposals as requested for the Boards review.

### **Gate Equipment Replacement:**

The Board and homeowners discussed the community access gate equipment and the need for updates. After discussing the Board requested Mr. Trevino have all gate equipment inspected so proposals to replace and update the gate equipment can be secured. Mr. Trevino will contact gate companies so inspections can be scheduled. The Board will be provided updates as they are received.

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

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

- Update for Fence Repairs and 2924 Crawford Street
- Locks and Violations for non-working locks on walk up gates
- Crape Myrtle Tree trimming Locations
- Violations for Trash, and Parking Violations
- City of Houston Plumbing repairs

**Adjournment:**

With no other business for the Board the meeting was adjourned at 7:57pm.

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**Board Member Signature**

**Date**