

BALDWIN SQUARE HOMEOWNERS ASSOCIATION, INC. 2023 ANNUAL MEETING MINUTES OF THE JANUARY 24, 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 Tim Trevino 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 6:03pm, 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. Mr. Trevino introduced himself to the homeowners in attendance.

October 18, 2023 and December 6, 2023 Annual Meeting Minutes Review:

The October 18, 2023 Board Meeting Minutes and December 6, 2023 Annual 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.

Year End Preliminary December 31, 2023 Financials:

Mr. Trevino provided the December 31, 2023 year end financials for the Boards review. As of December 31, 2023 there was \$100,548.62 in the cash operating account and \$215,916.63 in cash reserves. Assessments Receivable totaled \$4,477.71 and other assets totaled \$1,033.98. Liabilities were \$118,628.53 and equity totaled \$209,368.41. As of December 31, 2023 liabilities and equity totaled \$327,996.94.

Summary of Approvals between Meetings:

The Board discussed and approved the Common Area Irrigation Repairs, Gate Repairs and the La Branch and Tuam water leak.

Right of Way Tree Trimming:

Mr. Vivar and Board discussed the community are tree trimming Mid T own Management will have complete in March 2024. Mr. Vivar stated if the community/sidewalk side of the tree trimming is not included in Mid Town Managements scope of work, the Board will secure pricing to have the trees trimmed. The Board will provide updates as they are available.

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.

- Fence Repairs and 2924 Crawford Street
- Tree Violation Letter
- Crape Myrtle Tree trimming Locations
- Defective parking Meters

- Community plumbing leaks and the City of Houston updates

Adjournment:

With no other business for the Board the meeting was adjourned at 7:37pm.

Board Member Signature

Date