

Baldwin Square Homeowners Association, Inc.

Minutes of a Regular Meeting of the Board of Directors on December 16, 2020 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: Kelly Reynolds, Vice President
Daniel Nelson, Director

Absent Member of the Board: Viet Nguyen, Secretary/Treasurer

Attending Member of Management: Connie Navarre, Assistant Community Association
Manager, Midtown Management Corporation

Quorum and Call to Order

Kelly Reynolds established a quorum and called the meeting to order at 4:12 p.m.

Agenda

The Agenda was approved as presented.

Homeowners Present

Lisa Romero – she delivered the annual meeting signs for the Association to hold for next year.
Rafael ad Daniela Pardo – 2904 LaBranch – attended to dispute the denial of the ACC application to install an iron fence and door inside their private yard area.

The Board explained why they denied the fence and door request. However, the owner stated that they lost a tenant since they want to be able to let their small dog outside on its' own. It was explained that if they are allowed to install an interior fence then it would set a precedence for everyone else to do so as well if desired, it would not be maintained by the Association even though it would join onto existing fence. After much discussion, Dan told them to get more specifications and details from a contractor who would be installing it for further review. This was then tabled for further information from the owner.

Minutes

The Board reviewed the minutes from October 21, 2020. The minutes were approved as written and will be sent to Dianne Reece to post on the Baldwin Square website.

Board Organization

The Board tabled this for next month so that a full Board can be present to decide on their positions.

Committees

None

Financials

Connie Navarre gave the financial report for November 30, 2020 and the overage report. and there were no questions on the financials. In the month of November, the operating expenses were under budget by \$505.97. Year-to-Date over all expenses are under budget \$370.14.

Collections/Legal

The Board reviewed the legal status report for 1310 Tuam – Ford. She has requested to repay the past due balance in the amount of \$75 per month. The Board feels that the balance is too high to accept a small payment, so is requiring the owner to bring their past due balance current no later than 3/31/2021. Management will advise the attorney.

Management Report

The Board reviewed the Deed Restriction Violation Report and asked for the following action:

2931 Crawford – Tree – give 30 days to correct and if not, approved to be sent to the attorney with no more extensions to be granted. The Board feels that the owner has had 1 year to resolve this which is more than enough time.

2921 La Branch – Lights – Management will check to see if a 209 letter has been sent and if so and letter is expired, send to the attorney.

Dan had questions on the order that deed restriction letters are sent. This item will be placed on the January 2021 Agenda for review at that time.

There were no additional Action Items to add to the list.

Old/New Business

- ACC applications
- 1425 Anita St.- landscaping replacement (*approved via email*) - signed
- 2710 Crawford St. – Pendant light replacement – approved via email and signed
- 2915-2917 Austin St. – Concrete driveway replacement – approved and signed
- Website Re-Design Estimates – Tabled for next meeting
- Trash Contract Bids- The Board reviewed the addendum rate for Texas Pride and bids from Pinnacle Waste and WCA. The Board unanimously approved to stay with Texas Pride for a 5 year term at \$14.80 per home which was significantly lower than the 2 other bids received.

Next Meeting and Adjournment

There being no further business to discuss, the meeting was adjourned at 5:12 p.m. The next meeting is scheduled for January 20, 2021.



Board of Director

1/20/2021
Date