

Baldwin Square Homeowners Association, Inc.

Minutes of a Regular Meeting of the Board of Directors on May 20, 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: Lisa Romero, President
Kelly Reynolds, Vice President

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

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

Quorum and Call to Order

Lisa Romero established a quorum and called the meeting to order at 4:08 p.m.

Agenda

The Agenda was approved as presented.

Homeowners Present

No homeowners were present

Minutes

The Board reviewed the minutes from March 18, 2020. The minutes were approved as written and will be sent to Dianne Reece to post on the Baldwin Square website.

Committees

No committee members were present. The Board wanted to make note that the Landscape Committee offered a lot of assistance with the recent tree trimming through-out Baldwin Square that was done by Bartlett Tree Experts. The Committee had done a walk through after the tree trimming was complete and noted some additional trimming that needed to be done which Bartlett immediately took care of. Michael Oelke of the Landscape committee did a very thorough and detailed report and expressed how great of a job Bartlett did. This now completes all of the major tree trimming budgeted for 2020. In consideration of the suggestions posed at the 2019 annual meeting in regards to factoring in the major tree trimming expenses as part of the allocation of the annual assessments by section, Lisa recommended that each Board member think about the pros and cons of calculating the number of trees per section and if this should be considered in the budget formula starting with the 2021 budget. The Board tabled this until all members can be present at the meeting.

Financials

Sonya gave the financial report for April 30, 2020 and the overage report. There were no questions on the financials. Year to date the Association is staying on budget and is only slightly over budget for the year

by \$278.82. Collections for the 2020 assessments are being closely monitored by Midtown Management and as of the end of April, there were only 4 accounts at the attorney for collection proceedings. Based on historical data, this number is actually the same and/or less than prior years at the same time of year.

Management Report

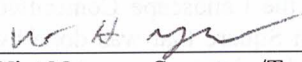
The Board reviewed the Deed Restriction Violation Report. At the last Board meeting which was held in March, the Board made the decision that any owner who has an outstanding deed restriction violation for algae on their home, Management will obtain a bid from a contractor and the owner will be billed for the expense plus any additional charges. Work was already done for 2 owners accounts when they failed to comply with the letters previously sent to them by Midtown Management and the owners were charged accordingly.

Old/New Business

- ACC applications that were previously approved via email are the following:
 - 1403 Rosalie – Install a new storm door
 - 2924 Jackson – Roof Replacement
 - 2917 Caroline – Removal of 3 Magnolia Trees damaging foundation of the home and replanting 1 citrus tree and adding planters
 - 2912 Jackson – Re-landscape front of house
- The Board approved the bid from Houston Area Landscape to replace the missing and/or damaged Asian Jasmine at Anita St. III where the new wooden fence was installed in late 2019 and the jasmine was damaged. The bid was for \$496.68.
- Lisa has volunteered to serve on the Ad Hoc Committee for the Reserve Study to join Pete Richard and David Mann.

Adjournment

There being no further business, the meeting was adjourned at 5:05 p.m. The next meeting is scheduled for Wednesday, June 17, 2020.



Viet Nguyen, Secretary/Treasurer

6/17/2020
Date