

Baldwin Square Homeowners Association, Inc.

Minutes of a Regular Meeting of the Board of Directors on March 17, 2021 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, President
Viet Nguyen, Secretary/Treasurer

Absent Member of the Board: Daniel Nelson, Vice President

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

Quorum and Call to Order

Kelly Reynolds established a quorum and called the meeting to order at 4:05 p.m.

Agenda

The Agenda was approved as presented.

Homeowners Present

None

Minutes

The Board reviewed the minutes from January 20, 2021. The minutes were approved as written and will be sent to Dianne Reece to post on the Baldwin Square website. There was no meeting held in February due to board meeting conflicts and weather conditions with the winter freeze.

Financial Report

Sonya gave the financial report for February 28, 2021. The Association was only slightly over budget for February by \$939.10 and year-to-date under budget \$4,282.64. The board reviewed the aging report. Midtown Management will pursue collections for anyone still delinquent in April for the 2021 assessments will be referred to the attorney. Management will check on the February water bill for 1310 Tuam that has not been received.

Committee Updates

None

Landscape Updates

Kelly had previously gotten volunteers who were interested in helping to plant some ground cover as a test area to be determined, but Dan did not vote in favor of this. Due to the damage from the freeze, the Association may need to replace some of the small trees and shrubs in the common area so the ground cover project will be temporarily placed on hold.

Management Report

The Board reviewed the Deed Restriction Violation Report. The account that was referred to the attorney is still being pursued. Sonya will follow up with the owner regarding finalization of a hearing date and then reach out to the attorney. Action Items were reviewed and are completed.

Old/New Business

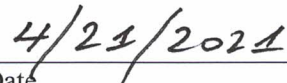
- ACC applications previously approved via email:
 - 1422 Anita – repaint front door
 - 2925 Crawford – roof replacement
 - 1406 Tuam – roof replacement
 - 1419 Anita – remove shrubs & add stepping stones
- The Board signed the 2020 tax return so Midtown Management will file this with the IRS.
- Website Re-Do – Management is waiting to get a response from Katie O’Neil who was one of the website designers who previously submitted a bid to see if she is still interested in designing the new website for BSHA.
- The Board approved the bid from Houston Area Landscape for \$7,144.50 to do a property-wide clean-up of all freeze damaged and/or dead shrubs and small trees and ground cover in the common areas only. Kelly made a motion to approve the bid, Viet seconded and motion carried.
- The insurance renewal for Baldwin Square renews on 4/1/2021. Midtown Management obtained 2 bids for the renewing coverages including from Insgroup, the current agent and Arthur Gallagher. Insgroup’s bid was approximately \$500.00 less. Kelly made a motion to approve the insurance quote from Insgroup, Inc., the current agent. Viet seconded and motion carried.
- Anita I gate – Sonya will check with the attorney to see if the Association has any responsibility to reimburse Viet who has been paying the electric cost of the gate since there was never a separate meter installed for the gate operations when the gate was installed several years ago by the 3 owners in this section. Viet has requested that the Association pay one-third (1/3) of the cost for the new electric meter and the other 2 owners each pay 1/3. Viet feels that this is only fair due to all of the years he has solely paid electricity for the gate. Viet has also stated that if he would like to shut off the gate if the HOA does not agree to this cost so the gate can remain open. This topic was tabled pending the attorney’s input and until all board members can be present at the April board meeting in order to make a decision on how to proceed.

Next Meeting and Adjournment

There being no further business to discuss, the meeting was adjourned at 5:17 p.m. The next meeting is scheduled for April 21, 2021.



Secretary



Date

