

Baldwin Square Homeowners Association, Inc.

Minutes of the Annual Meeting of Members of the Association on November 6, 2019

The Members of the Baldwin Square Homeowners Association, Inc., held their Annual Meeting at Crime Stoppers located at 3001 Main St., Houston, Texas 77002 on November 6, 2019, at 7:00 p.m.

Attending Members of the Board: Andrae Turner, President
 Lisa Romero, Secretary/Treasurer

Attending Members of Management: Ms. Sonya Bradley, CMCA, AMS, PCAM Association
 Manager, and Ms. Connie Navarre, Assistant Manager
 Midtown Management Corporation

Attending Members of the Association: A list of attendees can be obtained by contacting Ms.
 Sonya Bradley, Association Manager, Midtown
 Management Corporation

Call to Order and Quorum

Andrae Turner, President and Chair, called the meeting to order at 7:00 p.m. He announced that a quorum had been established and preceded with the 2018 Annual Meeting of the Baldwin Square Homeowners Association. The Board members each introduced themselves along with Ms. Sonya Bradley, Association Manager and Ms. Connie Navarre, Assistant Manager, with Midtown Management Corporation.

2018 Annual Meeting Minutes

Motion was made by Oliver Esch to approve the 2018 annual meeting minutes, seconded by Pete Richard and approved.

Election

The current Board has two (2) Director positions which are expiring at the conclusion of this annual meeting, which is the terms of Andrae Turner and Roger Neal, who have decided not to run again. The floor was opened to nominations and some discussion Kelly Reynolds Viet Nguyen nominated themselves. They were elected by a majority vote of the members present to serve a 2-year term.

2019 Financial Report

Andrae Turner delivered a presentation that reviewed of the Accomplishments, Financial Summary and the 2020 budget to the assembled homeowners. The Association put \$12,500.00 into the Reserve Fund. The financials are on budget for the year and expenses are expected to be under budget at year-end.

- The Board approved to form an Ad-Hoc Committee to review the Reserve Study. They

will report to the Board their recommendations. This will be put on the website and made public at least 30 days before the next annual meeting.

- Wood Fence replacements were made in several areas. A homeowner suggested that the Board consider using a composite material in the future that would last longer.
- The Landscape Committee provided specifications for the landscape scope of work to the Board to solicit landscape bids. The Board approved to renew the contract with Houston Area Landscape. One homeowner suggested that the bid amounts be posted to the website from the landscaping. Following some discussion, the Board will review the matter.
- Homeowners stated that the 2019 budget was not put on the website, so requested that the next years' budget be posted.

2020 Budget

Andrae Turner presented the budget along with a chart showing the allocations per section.

2020 Goals / Tasks

The Board expects that the following will be addressed next year:

- Ad-Hoc Committee set up
- Restore mature tree care program – The Landscape Committee did a great job identifying what trees are needing to be trimmed. They did not include the crepe myrtles.

Question & Answer


The meeting was then opened for a question-and-answer session where various topics were discussed such as reminding residents to keep their garage lights on and private gates closed & locked. One homeowner suggested that the board revise the Solar Panel policy to include where they can be installed on a home. It was noted that to amend the CCR's for this could be costly.

Adjourn

Meeting adjourned at 8:17 p.m.



Secretary / Treasurer



Date