

Baldwin Square Homeowners Association, Inc.

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

Attending Member of Management: Sonya Bradley, CMCA, AMS, PCAM, 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. due to Lisa contacting everyone prior to the meeting to say she was going to run a few minutes late due to a work meeting.

Agenda

The Agenda was approved as presented.

Homeowners Present

Michael Oelke

Minutes

The Board reviewed the minutes from May 20, 2020. The minutes were approved as written and will be sent to Dianne Reece to post on the Baldwin Square website.

Committees

Michael Oelke was present to represent the Reserve Study Ad Hoc Committee. Prior to the meeting Michael had sent out his initial review along with a spreadsheet he had prepared after reviewing and analyzing the reserve study that was done in 2019 by Reserve Advisors. Michael had gathered some historical data from Midtown Management to assist in his analysis and will be requesting some additional information over the course of the coming weeks and months. In my Michael's opinion, he does feel that the reserve study may be overstating the amount of monies to be put into reserves over the next few years. Michael also wanted to point out that the study included a couple of reserve expenses that the association is already budgeting for annually out of the operating account. This includes the iron fence painting which is considered an operating expense. Based on this and a couple of other observations Michael has noted from the study, his initial assessment is that the Association does not need to make any drastic changes with the annual reserve contribution amount from prior years.

Financials

Sonya gave the financial report for May 31, 2020 and the overage report. There were no questions on the financials. Year to date the Association is staying on budget. Collections for the 2020 assessments are

being closely monitored by Midtown Management and as of the end of May, there were only 2 accounts at the attorney for collection proceedings. This number is the same number who was at the attorney this time last year and is less than some years since we have been tracking this data.

Management Report

The Board reviewed the Deed Restriction Violation Report. No Board action was required.

Old/New Business

- ACC applications – None
- The Board requested that Management reach out to Houston Area Landscape to get recommendations from Miguel Sanchez on the current irrigation schedule which is currently set to come on 4 times per week to see if this is adequate based on the hot temperatures and lack of rain.
- At the May Board meeting, Lisa, requested that the Board members make a list of the Pro's and Con's for factoring tree trimming and tree maintenance in the assessment calculation per section for the 2021 budget. Lisa presented her list and Kelly is in agreement, but due to Viet having to leave the meeting early due to a work commitment, this was tabled and a final decision on this will be made at July's meeting.

Adjournment

There being no further business, the meeting was adjourned at 5:30 p.m. The next meeting is scheduled for Wednesday, July 15, 2020.



Viet Nguyen, Secretary/Treasurer

7/15/2020

Date