

Baldwin Square Homeowners Association, Inc.

Minutes of a Regular Meeting of the Board of Directors on January 19, 2022 at 4:00 p.m.

The Baldwin Square Homeowners Association, Inc., held a Regular Meeting of its Board of Directors at Weights + Measures (January meeting only), located at 2808 Caroline St., Houston, Texas 77004.

Attending Members of the Board: Clinton Turner, President
Daniel Nelson, Vice President
Brittany Chilivets, Secretary/Treasurer

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

Quorum and Call to Order

Dan Nelson established a quorum and called the meeting to order at 4:00 p.m.

Agenda

The Agenda was approved as presented.

Homeowners Present

Gabby Myerson, Luis Vivar, Kelly Reynolds and Lisa Romero

Lisa Romero attended to inquire about leasing her home and wanting to know the restrictions.

Minutes

The Board reviewed the minutes from 11/8/2021 and Special meeting minutes from 10/20/2021. The minutes were approved as written.

Financial Report

The Board reviewed the financials ending December 31, 2021. The water chart was reviewed.

Committee Updates

ACC Committee: Luis spoke on behalf of the ACC Committee. The Committee has proposed guidelines for security fencing along the side property lines for the Association.

Supplementary Guidelines for Security Fences Along Side Property Lines

6.12 Any fence to be erected along the side property lines shall be no greater than eight feet (8') in height and shall be erected fully within a property. These fences shall be black wrought iron that match the aesthetics of the fence enclosing the community with a height no lower than the security fence enclosing the Community. Each fence shall have a pedestrian gate to allow the Association to continue with its obligation to maintain the front yards.

Landscape Committee: Kelly Reynolds attended to discuss areas of landscape that need to be replaced due to the freeze last year. The Board suggested to Kelly that the Committee should walk the entire property and give a plan of all of the areas that need to be improved to come up with a proposal and submit it to the Board. The Board will then get competitive bids for the work.

Management Report

The Board reviewed the Deed Restriction Violation Report. The Board reviewed the water chart.

Old/New Business

1. Management will obtain fence painting bids and include the bollards and finials.
2. Add to the Agenda for next month to discuss towing vehicles for the board to review.

Next Meeting and Adjournment

There being no further business to discuss, the meeting was adjourned at 5:50 p.m.

Brittany Chilivets
Secretary

5/23/22
Date