

## **Baldwin Square Homeowners Association, Inc.**

### **Minutes of a Regular Meeting of the Board of Directors on July 21, 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  
Daniel Nelson, Vice President

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

Attending Member of Management: Connie Navarre, Assistant Community Association  
Manager, Midtown Management Corporation

### **Quorum and Call to Order**

Kelly Reynolds established a quorum and called the meeting to order at 4:11 p.m.

### **Agenda**

The Agenda was approved as presented.

### **Homeowners Present**

None

### **Minutes**

The Board reviewed the minutes from June 16, 2021. The minutes were approved as written.

### **Financial Report**

The Board reviewed the financials ending June 30, 2021. Dan questioned the water adjusted amount at 3014 Austin for \$3709.20 and wants more details on the matter. Management will check to see if the City of Houston can provide any more information. Everything else was okay.

### **Committee Updates**

None

### **Management Report**

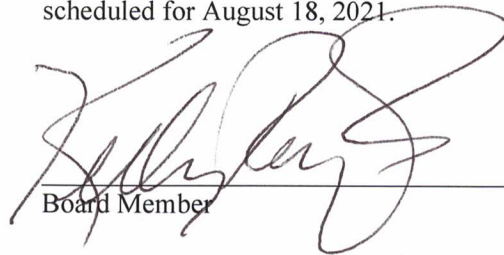
The Board reviewed the Deed Restriction Violation Report. The home at 2904 La Branch St. is reportedly using the home for Airbnb rentals. Dan would like to see if the homeowner can now be sent to the attorney. He feels this is not the 'usual' violation so it should be escalated quicker. If not, Dan would like to discuss the issue with Sonya. Look for planter boxes in future inspections as they should not be allowed. The water chart was reviewed and no other issues besides 3014 Austin St.

**Old/New Business**

- ACC applications:
  - 1414 Anita St. – Divider fence – denied
  - 1414 Anita St. – Shrubs approved – planter denied
  - 1422 Anita St. – Divider fence – denied
  - 2915 La Branch St.– previously approved – Kelly signed
- ACC Committee – The Board needs to find owners to serve on the committee before the 9/1/2021 deadline per the new Texas Legislation. The board would like a notice sent out via email (after their approval) and via USPS for any owner without an email address on file.
- Board Appointment – Viet has expressed is plans to resign his board position. Dan wants to review the By-Laws first. Kelly said that Clinton Turner has expressed his interest in serving. This was tabled for the next meeting.
- Bids – Management obtained 2 bids to remove the large tree stump in the Right-of-Way area near 2714 Crawford St. However, they would like at least one more bid. Tabled for the next meeting.
- New Legislation – The board like to invite the attorney to the next meeting to advise the Board on matters related to the new legislation. Dan feels that they should attend as a “courtesy” and not charge the Association for their time.

**Next Meeting and Adjournment**

There being no further business to discuss, the meeting was adjourned at 5:15 p.m. The next meeting is scheduled for August 18, 2021.

  
\_\_\_\_\_  
Board Member

9/15/21  
\_\_\_\_\_  
Date