

Baldwin Square Homeowners Association, Inc.

Minutes of a Regular Meeting of the Board of Directors on May 19, 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: 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 4:12 p.m.

Agenda

The Agenda was approved as presented.

Homeowners Present

Del Avila – 1417 Anita St. – Attended to ask the Board if they would be willing to reduce the deed restriction charge of \$150.00 for the force clean-up of the flowerbed back in November 2019. The Board requested to see the tracking information for the certified mail to confirm that the letters were sent to Mr. Avila. Midtown Management will provide this information to the Board and then let Mr. Avila know the Board's decision.

Minutes

The Board reviewed the minutes from April 21, 2021. The minutes were approved as written.

Financial Report

Sonya gave the financial report for April 30, 2021. The Association was over budget in April by \$4,422.49 as a result of the winter freeze landscape clean-up which was \$7,144.50 to remove all the dead growth from all common area plants, ground cover, shrubs and small trees or remove anything that is dead in the common areas. Gate expenses were also over budget for the month by \$511.25 to gate repairs that were needed as a result of the freeze damage resulting in electrical outages.

Committee Updates

None

Management Report


The Board reviewed the Deed Restriction Violation Report. Sonya will send the Board an email after the May inspection regarding 2 homes with Christmas lights still out as of the April inspection so the Board can discuss the next course of action. The Action Item report was reviewed.

Old/New Business

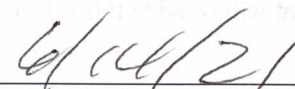
- ACC applications approved since the last Board of Directors meeting:
 - 2912 Jackson –roof replacement
 - 2909 La Branch – roof replacement
 - 1414 Anita St. – stamped concrete patio area in the front of the home for patio furniture and plants
- Sonya will reach out to the Landscape Committee to ask them if they would walk the property and give the Board their input on plants, ground cover, etc. that may not be recovering after the freeze and any other areas of concern.
- Midtown Management completed a Solid Waste Agreement for the HOA for the Board to sign in order to submit to the City of Houston Solid Waste Department in order to see if the HOA will qualify for reimbursement per the City’s allowance due to having a private trash hauler. The reimbursement rate if the Association qualifies would be \$6.00 per home or the amount of the trash service, whichever is less. If the Association does qualify, this will help offset some of the trash expense. Midtown Management would need to submit monthly paperwork to the CoH.

Next Meeting and Adjournment

There being no further business to discuss, the meeting was adjourned at 5:25 p.m. The next meeting is scheduled for June 17, 2021.



 Viet Nguyen, Secretary
 Kelly Reynolds, President



 Date