

Baldwin Square Homeowners Association, Inc.

Minutes of a Regular Meeting of the Board of Directors on September 15, 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, 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 4:09 p.m.

Agenda

The Agenda was approved as presented.

Homeowners Present

Kyle & Gabby Myerson – 1406 Anita – Discussed their ACC application with the Board for a new front door.

Minutes

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

Financial Report

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

Committee Updates

There were was no Landscape Committee update. Management will have Houston Area Landscape check the irrigation system by 1406 Anita and all along where there are broken heads and coming on during the day.

Management Report

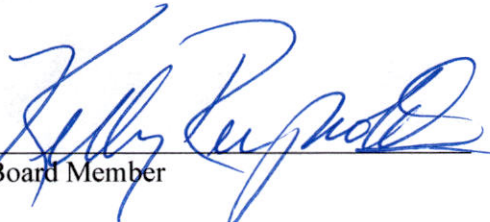
The Board reviewed the Deed Restriction Violation Report. The Board reviewed the water chart. Management will check on the watering schedule. Also, check with the landscaper for a possible leak at 1404-1/2 Tuam and apply for a credit.

Old/New Business

- ACC applications:
 - 1414 Anita St. – plant shrub border– denied
 - 1421 Anita St. – roof replacement - approved
 - 1423 Anita St. – replace concrete behind garage – approved
 - 1406 Anita St. – remove 2 trees – approved
 - 1406 Anita St. – replace front door – pending
 - 2919 Caroline – lights on deck - denied
- Management will check with Terry Sears, attorney, to see if a board member can stay on as ACC member through their term. Also, check about the divider fences in respect to new legislation.
- Bids –The Board approved the bid to have Bartlett Tree remove the large tree stump in the Right-of-Way area near 2714 Crawford St.
- Annual Meeting – Management will check to see if the meeting room is available for November 10, 11 or 17. Management will send the power point presentation from the 2020 meeting to the Board.

Next Meeting and Adjournment

There being no further business to discuss, the meeting was adjourned at 6:02 p.m. The next meeting is scheduled for October 20, 2021.



Board Member



Date