

Baldwin Square Homeowners Association, Inc.

Minutes of a Regular Meeting of the Board of Directors on April 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
 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 4:08 p.m.

Agenda

The Agenda was approved as presented.

Homeowners Present

None

Minutes

The Board reviewed the minutes from March 17, 2021. The minutes were approved as written and will be sent to Dianne Reece to post on the Baldwin Square website.

Financial Report

Sonya gave the financial report for March 31, 2021. The Association was over budget for March by \$5,707.51 primarily due to irrigation repairs and gate expenses which were all due to damage during the winter freeze. Year-to-date the Association is under budget \$1,424.87. The board reviewed the aging report. There is one (1) owner currently at the attorney for collections for a deed restriction violation. All 2021 homeowner assessments have been collected. The board reviewed the water chart. Sonya will check to see if there were any reported leaks at Dennis St Townhomes due to the large increase in March for water usage. This account will be monitored for future billing. This too could have been a result of the winter freeze and broken into pipes.

Committee Updates

Sonya will contact Eric Botts regarding a Security Committee update. There was no Landscape Committee update.

Management Report

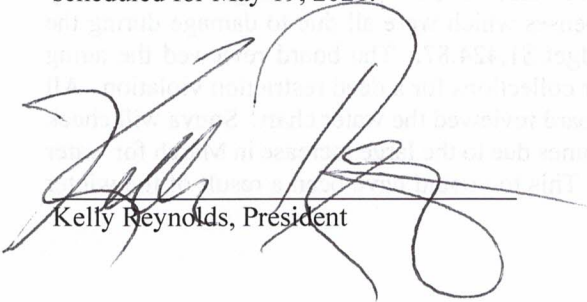
The Board reviewed the Deed Restriction Violation Report.

Old/New Business

- ACC applications previously approved via email:
 - 1414 Anita – lighting under the garage eaves
 - 2902 Jackson - generator
 - 2911 Caroline – window replacement
 - 2927 La Branch – paint door
 - 1509 Anita – add black star gravel in flowerbed
 - 1521 Drew – window replacement
 - 2920 Jackson – replace front door
 - 3020 La Branch – repaint exterior of home
- Sonya will check the iron fencing to see if there are any sections of fencing in bad condition so the Board can decide if there should be any painting done this year.
- Website: Sonya will reach out to Katie O’Neil to find out if she can give us an estimated cost on what the total will be until she finishes.
- The board discussed procedures on getting bids for all large expenses. For the recent landscape clean-up from the winter freeze, Houston Area Landscape’s bid was approved without other bids. Sonya attempted to explain that it would have been difficult since other landscape companies would not be familiar with the community or know what is considered ‘common’ versus the owner’s responsibility. In addition, all landscape were busy after the freeze with their own customers due to the widespread damage and impact the freeze had on Houston.
- Anita I gate electrical meter – Viet is requesting that the cost of the electrical meter be divided among the 3 owners but is asking the Association to pay the cost of his share due to all the years he has personally paid for the electrical usage. Dan voted not to agree for the HOA to pay any of the cost for the installation of a separate electric meter based on how similar situations have been handled where the owns within a certain section covered the full cost of the gate installation including electric meter installation. Kelly and Viet voted to table the decision.

Next Meeting and Adjournment

There being no further business to discuss, the meeting was adjourned at 5:30 p.m. The next meeting is scheduled for May 19, 2021.



Kelly Reynolds, President

Date

5/19/21