

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

### **Minutes of a Regular Meeting of the Board of Directors on July 19, 2022 at 6:00 p.m.**

The Baldwin Square Homeowners Association, Inc., held a Regular Meeting of its Board of Directors at 2525 Robinhood, Houston, TX 77005.

Attending Members of the Board: Clinton Turner, President  
Daniel Nelson, Vice President

Absent Member of the Board: Brittany Chilivets, Secretary/Treasurer

Attending Member of Management: Sonya Bradley, Association Manager with Midtown Management Corporation

Attending Homeowners: Pete Richard

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

Clinton Turner established a quorum and called the meeting to order at 6:02 p.m.

### **Agenda**

The Agenda was approved as presented.

### **Minutes**

The Board reviewed the minutes from 6/15/2022. The minutes were approved as written.

### **Homeowner Forum**

Pete Richard - - Pete asked if he could trim the crepe myrtle in front of his house. Pete also asked about parking in open spaces and if the board would consider restricting these spaces to owners' vehicles only.

### **Committee Updates**

ACC Committee: None

Landscape Committee: Clinton gave an update for the committee. The Board would like to have someone trim all crepe myrtles in the common areas this winter since they have not been trimmed in recent years due to prior board members requests. Many of the trees are getting very tall because of not being trimmed and prone to hitting the sides of homes and windows.

### **Financial Report**

The Board reviewed the financials ending June 30, 2022. The water chart was reviewed. Sonya informed the Board that there were 2 leak adjustment credits applied for 2903 ½ La Branch St and 1404 ½ Tuam St. for high water usage and known leaks.

**Management Report**

The Board reviewed the Deed Restriction Violation Report. Action Items were reviewed. Clinton discussed committees.

**Old/New Business**


- Pedestrian gate on Crawford St. no longer has a steel plate and still not closing right. Management will reach out to the contractor again.
- The Board approved the bid from Houston Area Landscape for planting Oleanders missing from the freeze damage for a cost of \$645.08.
- Dan went through the Design Guidelines and doesn't feel there are a lot of changes needed. Dan will bring notes on recommended changes to the next meeting.

**Next Meeting and Adjournment**

The next meeting will be held on Wednesday, August 17, 2022. The location is to be determined. There being no further business to discuss, the meeting was adjourned at 7:05 p.m.



Clinton Turner, President



Date

