

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

### **Minutes of a Regular Meeting of the Board of Directors on June 16, 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 4:05 p.m.

### **Agenda**

The Agenda was approved as presented.

### **Homeowners Present**

Michael Lewis - 2911 Austin St and Marwa Taha – 2917 Austin St. Both homeowners attended to discuss the incident this past weekend of someone climbing over the perimeter fence along Austin St. in order to get inside the gated area. Michael was wondering if there is possibly something that could be put on top of the iron fence to prevent this from happening. Michael and Dan will look into some ideas and Sonya will check as well. Everyone agreed that it would not be aesthetically pleasing to put anything up that would give the appearance of an unsafe neighborhood.

### **Minutes**

The Board reviewed the minutes from May 19, 2021. The minutes were approved as written.

### **Financial Report**

Sonya gave the financial report for May 31, 2021 including a recap of the Aging Report and Attorney Status Report. The Association ended May 2021 being under budget \$1,529.66 and over budget for the year by \$4,356.94. The 3 expenses contributing to this overage for the year are the landscape extras which was due to the winter freeze clean-up; access gate repairs and irrigation repairs.

### **Committee Updates**

Landscaping – Michael Oelke member of the Landscape Committee previously walked the entire community and presented a report with feedback on the overall landscaping through-out Baldwin Square. The Board had a chance to review the report prior to the meeting and no questions were asked. Sonya did report that some of the items listed were already being addressed and in regards to some of the Asian Jasmine planted in the Right of Way areas that was badly damaged by the freeze, would hopefully fill back

in eventually. These areas will continue to be monitored. Due to the current budget and expenses in the landscape extras expense in addition to the hot temperatures no landscape projects will be considered until the fall and cooler weather.

### Management Report


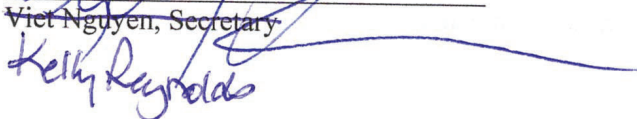
The Board reviewed the Deed Restriction Violation Report. Sonya will forward pictures of the violations for the 2 homeowners who have not complied with the deed restriction letters previously sent before these accounts are referred to the association's attorney for further action. The Board did already approve for one of the owners to be referred to the attorney which Midtown Management will proceed in doing. Sonya will check on the status of the backflow cages with Houston Area Landscape to see if the cages have been delivered which was the reason for the long delay. The water chart was reviewed. There were no high or unusual readings with any of the meters for the month of May. Sonya pointed out that year to date, the residential water is slightly under budget by \$811.70 and the irrigation water expense is under budget \$2,389.24.

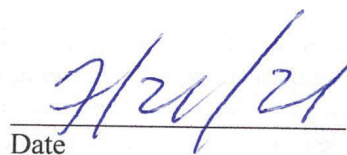
### Old/New Business

- ACC applications:
  - 1410 Anita St. – This application to erect a privacy iron fence around her home was disapproved due to the non conformity with any of the other homes.
- Sonya will check the towing signs posted on the gates to see if some need to be replaced and if so, she will check to see if the towing company will replace them. Sonya commented that towing companies will often provide the signs, but she believes the specific signs posted at BSHA were custom made to state the covenant restrictions on parking.
- Board is in agreement to keep baldwinsquare.net in addition to the domain name baldwinsquare.org. The expense is quite minimal and Dan feels this is worth the cost to have the names secured. Sonya will check to see if .com is also available and secure it if so.
- Sonya commented on the new Senate Bills that have already passed and some that are still pending that could heavily impact homeowner associations. The bill that could have the largest impact is SB 1588.

### Next Meeting and Adjournment

There being no further business to discuss, the meeting was adjourned at 4:55 p.m. The next meeting is scheduled for July 21, 2021.

  
\_\_\_\_\_  
Viet Nguyen, Secretary  


  
\_\_\_\_\_  
Date