

Baldwin Square Homeowners Association, Inc.

Minutes of a Regular Meeting of the Board of Directors on March 16, 2022 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: Clinton Turner, President
Daniel Nelson, Vice President
Brittany Chilivets, Secretary/Treasurer

Attending Member of Management: Sonya Bradley, CMCA, AMS, PCAM Association
Manager, Midtown Management Corporation

Attending Homeowners: Luis Vivar, ACC Committee; Armengol Martinez, Anna Kizer
and Gabryella Myerson, ACC Committee

Quorum and Call to Order

Clinton Turner established a quorum and called the meeting to order at 4:00 p.m.

Agenda

The Agenda was approved as presented.

Minutes

The Board reviewed the minutes from 2/16/2022. The minutes were approved as written.

Homeowner Forum

No homeowner in attendance had anything to address the Board about but attended due to their interest in the Architectural Guidelines in respect to the privacy/divider fences some of the Anita St. II owners have put up in between their home and the neighboring home facing Anita St.

Financial Report

The Board reviewed the financials ending February 28, 2022. Clinton had some question pertaining to the financials which were answered by Sonya. The water chart was reviewed. No action necessary.

Committee Updates

ACC Committee: Luis Vivar with the ACC Committee wanted to address the Board regarding the information he had previously provided to the Board with the suggested language in respect to security fencing and the requirements of such fence and how it relates to the new Texas Laws in SB 1588. The Board would like to discuss further in order to come up with some suggested guidelines for the ACC Committee to follow when reviewing applications for security fencing.

Landscape Committee: None

Management Report

The Board reviewed the Deed Restriction Violation Report.

Old/New Business

1. Midtown Management will send an email out to all BSHA owners along with the BSHA Parking Policy as a reminder that no parking is allowed inside the gated sections unless the vehicle is parked in a designated parking space that only a couple sections of homes have. All other vehicles parked inside the gates and not inside the garage are subject to being towed. In addition to the parking policy and reminder will include keeping all private gates closed and always locked and keeping exterior lighting on from dusk until dawn.
2. Speak to Miguel with Houston Area Landscaping about crew not picking up debris on their visits.
3. The Federal Tax Return for 2021 was prepared by CPA, Joe Stoller and was signed by the Board for MMC to file with the IRS.
4. The insurance policy for the association renews on 4/1/2022. Dan made a motion to approve, Brittany seconded the motion and the motion carried. The increase was \$871.00 from last year due to an increase in the D&O insurance and the Commercial Liability coverage. Sonya will have Insgroup send it the DocuSign documents to Clinton to sign in order to bind coverage.
5. A new Frost Bank 24-month CD was opened to replace the CD at Sandy Spring Bank that matured on 2/9/2022 for a much higher interest rate. The new rate is 1.71% APY.

Next Meeting and Adjournment

There being no further business to discuss, the meeting was adjourned at 4:40 p.m.

Brittany Chilivets

Brittany Chilivets, Secretary

5/23/22

Date