

Baldwin Square Homeowners Association, Inc.

Minutes of a Regular Meeting of the Board of Directors on June 15, 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: Daniel Nelson, Vice President
Brittany Chilivets, Secretary/Treasurer

Absent Member of the Board: Clinton Turner, President

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

Attending Homeowners: Kelly Reynolds and Saadia Nahim

Quorum and Call to Order

Dan Nelson 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 4/18/2022. The minutes were approved as written.

Homeowner Forum

Saadia Nahim – There is a forced landscape fee on her account that she discussed with the Board.

Committee Updates

ACC Committee: Dan reported there is only 1 ACC application pending at this time. Sonya will send Dan the ACC application for the light fixture at 2915 Crawford.

Landscape Committee: None

Financial Report

The Board reviewed the financials ending May 31, 2022. As of the end of May, the association is over budget \$5,656.69 for the year. Some of these overages are due to the work already being done such as the tree trimming and the iron fence painting/repairs, but the budget has not caught up since the expenses were amortized over 12 months. Delinquencies were discussed. The water chart was reviewed. No action was needed.

Management Report

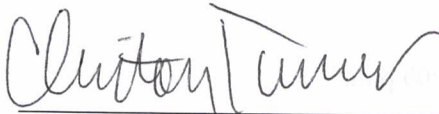
The Board reviewed the Deed Restriction Violation Report. Action Items were reviewed.

Old/New Business

- Sonya will check on a sewer issue that Mr. Findley complained about coming from the end home on Drew St.
- Sonya will follow up on the letter to the moving company who hit the column on Jackson St.
- Sonya will reach out to Crime Stoppers to see if a room is available at 6 pm.
- The agenda will be re-arranged so that owner attendance is 30 minutes after the meeting starts.

Next Meeting and Adjournment

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



Clinton Turner, President

07/19/2022

Date