

Baldwin Square Homeowners Association, Inc.

Minutes of a Regular Meeting of the Board of Directors on August 17, 2022 at 5:00 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
Brittany Chilivets, Secretary/Treasurer

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

Attending Homeowners: Kelly Reynolds

Quorum and Call to Order

Clinton Turner established a quorum and called the meeting to order at 5:00 p.m.

Agenda

The Agenda was approved as presented.

Minutes

The Board reviewed the minutes from 7/19/2022. The minutes were approved as amended.

Homeowner Forum

The Board discussed various issues with the owner present. Homeowner forum ended at 5:45 pm and the Board went into Executive Session at that time.

Committee Update

ACC Committee: Dan stated that all the applications are caught up.

Landscape Committee: None

Financial Report

The Board reviewed the financials ending July 31, 2022. The water chart was reviewed. Management will check the water bills for 1404-1/2 Tuam.

Management Report

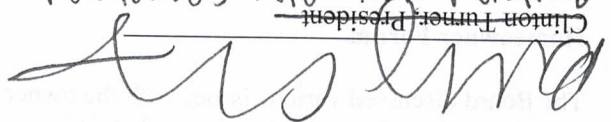
The Board reviewed the Deed Restriction Violation Report. Action Items were reviewed. Clinton discussed committees.

Old/New Business

- The Board requested that management send all future water leak inquiries via email vs US mail.
- The Board went over the Rules & Regulations and Dan's suggested changes in order to update them.
- Management will send a copy of the Texas Pride contract and invoice from July to the Board for review.
- The Board approved the Cine WebAxis technology package.

Next Meeting and Adjournment

The next meeting will be held on Wednesday, September 21, 2022 at the Crime Stoppers Building at 4:00 p.m. Management will contact Miami to confirm room availability. There being no further business to discuss, the meeting was adjourned at 6:15 p.m.


 Clinton Turner, President
 Britany Olivetti, Secretary

Date
 9/21/22