

Baldwin Square Homeowners Association, Inc.

Minutes of a Regular Meeting of the Board of Directors on April 20, 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 Chilivetis, Secretary/Treasurer

Attending Member of Management: Connie Navarre, Assistant Association Manager and John Quiroz, Association Manager with Midtown Management Corporation

Attending Homeowners: Gerald Peyton attended to observe; Phyllis Peak attended at the end of the meeting

Quorum and Call to Order

Clinton Turner established a quorum and called the meeting to order at 4:01 p.m.

Agenda

The Agenda was approved as presented.

Minutes

The Board reviewed the minutes from 3/16/2022. The minutes were approved as written.

Homeowner Forum

Phyllis Peak – 2909 Austin St.: Ms. Peak came into the meeting at the end at 5:05 p.m. asking if she could address the Board regarding deed restriction violations she has received.

Financial Report

The Board reviewed the financials ending March 31, 2022. Clinton had some question pertaining to the financials which were answered by Connie. The Board requested the list of administrative charges so Connie will email it to them. The Board also asked about the fence being over budget for the month. Connie explained that the budget is on an accrued basis, not cash, so when the expense category is over than what was budgeted, the overage is shown on the Income Statement. The Board requested to have a nominal balance of \$0.02 removed from an owners account. The water chart was reviewed. No action necessary.

Committee Updates

ACC Committee: None

Landscape Committee: None. Clinton did state that no one from the Committee responded to the request to walk the property with the landscaper to go over the irrigation, so this has not been done yet. The Board would like to see a better response from them with projects such as this.

Management Report

The Board reviewed the Deed Restriction Violation Report.

Old/New Business

1. Wrought Iron Gates – Several homes continue to keep their gates open/unlocked despite letters being sent by Management. A work order for a wrought iron fence post is rotted and needs to be repairs, so Management will send a work order to G&G for repair.
2. The Board discussed the governing documents fence revision from the ACC Committee. Dan suggested that clarification of the hardware on the wrought iron gates specify that the lock belongs to the homeowner to maintain. Clinton typed up their recommendations to send to the ACC Committee. Clinton will send them to the Management company and a copy of the changes to be attached to the minutes.
3. Parking – Clinton didn't see any need for changes to the governing documents. The Board feels the enforcement of the parking issue is the problem.
4. Clinton inquired about a plumbing expense that was recently charged back to an owner for a plumbing expense on the line going into the home. The owner was charged back and has paid the expense. No further action is needed at this time.
5. Bids – 2913 Crawford – concrete repairs / column repair. The Board would like Management to file a claim with the previous owners' moving company to recoup the fees. Therefore, the Board would not approve any of the bids for the concrete cap.
6. Dog Reports – The Board feels that the burden of proof falls on the person reporting an incident to the management company. Therefore, they want management to request a picture or possibly a video before sending out a letter at the Association's expense. Also, an email out to residents in that section could be sent out to everyone that would cover the issue.

Next Meeting and Adjournment

There being no further business to discuss, the meeting was adjourned at 5:27 p.m.



Brittany Chilivétis, Secretary

5/18/22

Date