

Baldwin Square Homeowners Association, Inc.

Minutes of a Regular Meeting of the Board of Directors on July 21, 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: Connie Navarre, Assistant Community Association
Manager, Midtown Management Corporation

Quorum and Call to Order

Kelly Reynolds established a quorum and called the meeting to order at 4:11 p.m.

Agenda

The Agenda was approved as presented.

Homeowners Present

None

Minutes

The Board reviewed the minutes from June 16, 2021. The minutes were approved as written.

Financial Report

The Board reviewed the financials ending June 30, 2021. Dan questioned the water adjusted amount at 3014 Austin for \$3709.20 and wants more details on the matter. Management will check to see if the City of Houston can provide any more information. Everything else was okay.

Committee Updates

None

Management Report

The Board reviewed the Deed Restriction Violation Report. The home at 2904 La Branch St. is reportedly using the home for Airbnb rentals. Dan would like to see if the homeowner can now be sent to the attorney. He feels this is not the 'usual' violation so it should be escalated quicker. If not, Dan would like to discuss the issue with Sonya. Look for planter boxes in future inspections as they should not be allowed. The water chart was reviewed and no other issues besides 3014 Austin St.