

Baldwin Square Homeowners Association, Inc.

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

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.

Homeowners Present

Kelly Reynolds, Cathy Sotelo and Saadia Nahim

Cathy Sotelo – 2903 Austin – Cathy attended the meeting to discuss recent deed restriction letters she has received. Management will discuss with Houston Area Landscape regarding the weed process for all the common areas so they are consistently treated and removed. The Board is in agreement that the HOA needs to have the lawn better maintained, but all owns must maintain their perimeter beds.

Minutes

The Board reviewed the minutes from 1/19/2022. The minutes were approved as written.

Financial Report

The Board reviewed the financials ending January 31, 2022. The water chart was reviewed.

Committee Updates

ACC Committee: None

Landscape Committee: Kelly Reynolds attended to discuss areas of landscape that need to be replaced due to the freeze last year that was discussed at the last meeting. Kelly and Clint have identified only about 8-11 plants and Kelly got a price if you purchase them at a nursery, however, the Board does not want owners planting themselves due to the possibility of damaging the irrigation system, etc. Kelly asked if the Board would consider replacing the large oak tree in the ROW areas at 2714 Crawford that had been uprooted from a storm a few months ago. The Board denied the request.

Management Report

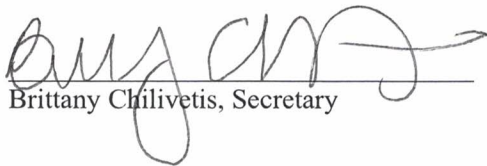
The Board reviewed the Deed Restriction Violation Report.

Old/New Business

1. Tree Bids – The Board reviewed bids from Bartlett Trees and Yellowstone and stated that they would approve the bid from Yellowstone, however, they would like to have the Arborist, Jeff Hanawalt, meet with a member of the Landscape Committee to walk the property to look at the trees together that he is recommending trimming.
2. The bid from Set Roots was approved to restore the right of way where a large tree was uprooted during a storm in front of 2714 Crawford St.
3. Wrought Iron Fence Bids – The board approved the bid from D&C Contracting for BSIV section to be painted at this time since it is in the worst condition. The fence will also be repaired as needed.
4. Privacy Fencing – Management will ask the ACC Committee to present the guidelines per the attorney's recommendations and send them to the Board for review.
5. Austin & Tuam – The 1300-1400 block – The Board inquired if a claim can be filed with Centerpoint to go back and restore the landscaping where it was torn up from construction. Management will look into this.
6. Tow Signs – Some of the signs are faded or missing from gates, so management will get new signs made. The Board also asked Management to inquire with the towing company if homeowners are allowed to call in tows since many of the issues that arise are on evenings or weekends when the management office is closed.
7. Irrigation – Management will check with Houston Area Landscape when the irrigation system was turned back on if it has been turned back on since the freeze. The Board was wondering why the irrigation bills still seem high. Maybe someone from the Landscape Committee can walk the property with the irrigator.

Next Meeting and Adjournment

There being no further business to discuss, the meeting was adjourned at 5:18 p.m.


Brittany Chilivetsis, Secretary

3/16/22
Date