

## **Baldwin Square Homeowners Association, Inc.**

### **Minutes of a Regular Meeting of the Board of Directors on May 18, 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: Sonya Bradley, Association Manager with Midtown Management Corporation

Attending Homeowners: Joanne Love – concerns over landscaping

### **Quorum and Call to Order**

Clinton Turner established a quorum and called the meeting to order at 4:05 p.m.

### **Agenda**

The Agenda was approved as presented.

### **Minutes**

The Board reviewed the minutes from 4/20/2022. The minutes were approved as written.

### **Homeowner Forum**

Joanne Love – 2912 La Branch St. Miss Love attended the meeting to voice her complaints about the landscapers who are not blowing leaves out of the interior area between her flower bed and the perimeter fence. She also voiced her complaints that the landscape crew is not picking up trash when they are at the property or trimming the shrubs in the inner courtyard in BSI.

### **Committee Updates**

ACC Committee: Dan reported there is only 1 ACC application pending at this time.

Landscape Committee: Clinton inquired about the irrigation system in BSIV that is still not working that is a result of the construction. Sonya explained that according to Miguel with Houston Area Landscape the irrigation system is damaged under the new sidewalk that was laid so they are not sure how to address the issue without breaking up the walk. Sonya has been in contact with Marlon Marshall with Midtown Management District who stated that the Caroline Street project is being handled by TxDot and provided the name of Stephanie Rodriguez and an email address. After several attempts to contact Ms. Rodriguez via email, no response to date has been received but Sonya continues to try to make contact.

### **Financial Report**

The Board reviewed the financials ending April 30, 2022. As of the end of April, the association is over budget \$7,487.16 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. The water chart was reviewed. No action was needed.

**Management Report**


The Board reviewed the Deed Restriction Violation Report.

**Old/New Business**

- The board suggested to have an email sent out to all owners regarding what is the owner vs. the HOA's responsibility pertaining to landscaping.
- The Board signed the City of Houston trash rebate program renewal for the upcoming year which management will submit. Management had applied for this program last year in order for the association to recoup some of the expenses for trash/recycling due to using a private hauler. The program allows for a reimbursement of \$6.00/home/month and requires Management to submit monthly the required information to the City. The savings is reflected against the trash/recycling expense.
- The Board would like to consider moving the time of the monthly Board meetings to the evening so interested owners could attend if they are unable to make a 4:00pm meeting time. Sonya did inform the Board that the Crime Stopper Building is not available after 5:30pm so a different location would need to be found.

**Next Meeting and Adjournment**

There being no further business to discuss, the meeting was adjourned at 5:50 p.m.

  
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 Brittany Chilivietis, Secretary

5/15/22  
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 Date