

Baldwin Square Homeowners Association, Inc.

Minutes of a Regular Meeting of the Board of Directors on October 20, 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
Viet Nguyen, Secretary/Treasurer

Attending Member of Management: Sonya Bradley, CMCA, AMS, PCAM, Community Association Manager, Midtown Management Corporation

Quorum and Call to Order

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

Agenda

The Agenda was approved as presented.

Homeowners Present

None

Minutes

The Board reviewed the minutes from September 15, 2021. The minutes were approved as written.

Financial Report

The Board reviewed the financials ending September 30, 2021. The water chart was reviewed.

Committee Updates

ACC Committee: Kelly and Viet voted for 5 ACC Committee members, which are Dan Nelson, Luis Vivar, Gabby Myerson, Bill Higgins and Andrio Garcia.

Management Report

The Board reviewed the Deed Restriction Violation Report. The Board reviewed the water chart.

Old/New Business

- ACC applications:
 - 1423 Anita St. – replace concrete behind garage – approved

- Fences – Management will email the Board the iron fence schedule.
- 2022 Budget – The Board reviewed the budget draft for 2022.
- Kelly and Viet voted in favor of including the amendment to the CC&R's to change the number of board members from 3 to 5 members. Dan opposed this change and voted against this.
- Obtain bid from Houston Area Landscape to repair the Right of Way along Crawford St where the tree stump was removed.
- Contact Bartlett Trees to see if they can give us a price to trim trees throughout the property before year-end.

Next Meeting and Adjournment

There being no further business to discuss, the meeting was adjourned at 5:34 p.m.


Secretary

11/19/22
Date