

Baldwin Square Homeowners Association, Inc.

Minutes of the Annual Meeting of Members of the Association on November 7, 2018

The Members of the Baldwin Square Homeowners Association, Inc., held their Annual Meeting at Crime Stoppers located at 3001 Main St., Houston, Texas 77002 on November 7, 2018, at 7:00 p.m.

Attending Members of the Board: Mr. Pete Richard, President
Mr. Andre Turner, Vice-President
Mr. Roger Neal, Secretary/Treasurer

Attending Members of Management: Ms. Sonya Bradley, CMCA, AMS, PCAM Association Manager, and Ms. Connie Navarre, Assistant Manager Midtown Management Corporation

Attending Members of the Association: A list of attendees can be obtained by contacting Ms. Sonya Bradley, Association Manager, Midtown Management Corporation

Call to Order and Quorum

Mr. Pete Richard, President and Chair, called the meeting to order at 7:00 p.m. He announced that a quorum had been established and preceded with the 2017 Annual Meeting of the Baldwin Square Homeowners Association. The Board members each introduced themselves along with Ms. Sonya Bradley, Association Manager and Ms. Connie Navarre, Assistant Manager, with Midtown Management Corporation.

2017 Annual Meeting Minutes

Oliver Esch submitted some changes to the minutes that were distributed to members present. Andre Turner stated that he didn't know if the information (i.e., amounts stated) is accurate so he would want to research this first. A motion was made to amend the minutes per Mr. Esch's changes, however, it was denied. Motion was made to approve the Annual Meeting Minutes as submitted. The motion was seconded and approved.

Election

The current Board has one (1) Director position which is expiring at the conclusion of this annual meeting, which is the term of Mr. Pete Richard, who has decided not to run again. Lisa Romero and Kelly Reynolds were on the ballot to run for the Board. The floor was opened to nominations and there being none, the floor was closed. Lisa Romero spoke about why she would like to be on the Board. Kelly Reynolds was unable to attend the meeting, however, Dianne Reece spoke on her behalf. Lisa Romero was elected to the Board to serve a 2-year term by a majority vote.

2018 Financial Report

Roger Neal delivered a presentation that reviewed of the Accomplishments, Financial Summary and the 2019 budget to the assembled homeowners.

- New low-light landscaping installed along Austin
- As our units and our common infrastructure gets older, more things are breaking more often!
 - Irrigation water leak management
 - Residential service water leak management
 - Electrical service box replacement
 - Mail station / mailboxes replacement
 - Fence repairs
 - Landscape contract expired
 - Bids solicited. New contract signed

2019 Budget

Roger Neal presented the budget along with a pie chart showing the allocations. A Reserve Study was suggested to be done to be sure the Reserve Fund is adequate. Mr. Neal requested a show of hands to approve the cost, which could be as much as \$5,000.00. The owners could possibly pay an additional \$30 in assessments and \$30.00 to go towards the reserve fund. Motion made by Dianne Reece, seconded and carried to approve.

2019 Goals / Tasks

The Board expects that the following will be addressed next year:

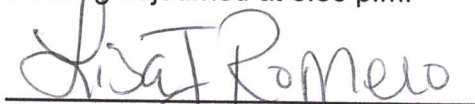
- Landscaping costs - Increase of \$24,000 year-on-year which was based on results from new competitive bid contract
- Restore steel fence / wood fence maintenance program - Add back in 2019 - \$11,250/yr
- 2017 Board elected to drop iron fence maintenance in 2018, taking fence maintenance funds & more to pay for Austin ground cover project (~\$22,000)
- Restore mature tree care program – Add back in 2019 - \$3,000/yr

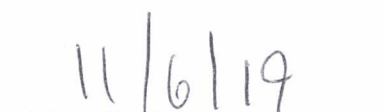
Question & Answer

The meeting was then opened for a question and answer session where various topics were discussed such as the Caroline Street improvement project which is expected to last about 2 years. Mr. Neal stated that the project has already ran into some problems with broken lines, etc. though.

Adjourn

Meeting adjourned at 8:30 p.m.


Secretary / Treasurer


Date