

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

### **Minutes of a Regular Meeting of the Board of Directors on September 16, 2020 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: Lisa Romero, President  
Kelly Reynolds, 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**

Lisa Romero established a quorum and called the meeting to order at 4:13 p.m.

### **Agenda**

The Agenda was approved as presented.

### **Homeowners Present**

Pete Richard and Clinton Turner both representing the Landscape Committee were present at the meeting.

### **Minutes**

The Board reviewed the minutes from August 19, 2020. The minutes were approved as written and will be sent to Dianne Reece to post on the Baldwin Square website.

### **Committees**

Pete Richard gave an update for the Landscape Committee. Clint, Pete, Kelly and Pam recently walked around the community to give an assessment on which areas they feel are in need of improvement as the future budgets allow. Previously Michael Oelke and Clay Ellisor also did inspections and gave a written report of their findings and recommendations. BSI along Tuam St was decided to be in the worst overall condition between the sidewalk and the street. The committee's recommendation is to continue planting Asian Jasmine since this has been very successful in the other areas that were done along Austin St and Tuam St. a few years ago. Irrigation Analysis – The grass is looking very good as well as the trees. The committee isn't recommending any tree trimming in 2021 since there was a major tree trimming throughout BSHA in 2020. However, in order to keep up with the trees and any new growth that may be impacting homes, utility lines, street clearance, etc., Management has contacted Bartlett Tree Experts to get a reasonable budget number to plan for in 2021 for trimming. The committee also recommended to perhaps contact Centerpoint to clear the utility lines if this becomes an issue.

Sonya will reach out to Midtown Management District (MMD) to see if they can remove the tree protectors and temporary wire fencing that was put up around several trees in the RoW along Tuam between Caroline and Austin St. due to the grass growing very high and full of weeds and debris so Houston Area Landscape can access these areas.

No one from the Security Committee or Reserve Study Ad Hoc Committee were in attendance.

### Financials

Sonya gave the financial report for August 31, 2020 and the overage report. Sonya explained the variances and there were no questions on the financials. The water expense is the largest contributor for the expenses being over budget year to date. Residential Water is over budget for the year \$5,556.23. Despite the 3.5% increase in water rates from 2019 to 2020, the residential water usage is up considerably from 2019. This most likely has to do with Covid-19 and more owners working from home. In the month of August, the operating expenses were under budget by \$1,002.15. In addition, the 2020 budget has different water budget numbers by month, versus being amortized equally over 12 months and the 3 highest budgeted months for residential water usage are September, November and December so this will help off-set some of the overages at year end. Year-to-Date over all expenses are over budget \$1,984.35.

### Management Report

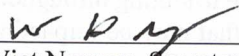
The Board reviewed the Deed Restriction Violation Report. No Board action was required.

### Old/New Business

- ACC applications - None
- Management is still working with an IT Professional to get an estimate on creating a new website for 2021. Viet has volunteered to be the Board liaison for any questions the specialist may have.
- Management will check with Crime Stoppers for room availability for Thursday, November 12<sup>th</sup> for the annual meeting. The Board and Management will review the CC&R's in regards to meeting requirements since a hybrid meeting is being considered due to Covid-19 and anyone not comfortable attending the meeting in person, would have the opportunity to watch it via Zoom.
- The Board reviewed the management contract with Midtown Management and would like the price for a 2-year contract before making a decision on what length of contract to renew for.

### Adjournment

There being no further business to discuss, the meeting was adjourned at 5:30 p.m. The next meeting is scheduled for Wednesday, October 21, 2020. Immediately following the Board meeting, the Board and Management are going to reconvene to an Ad Hoc meeting to discuss the 2021 budget.

  
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Viet Nguyen, Secretary/Treasurer

10/21/2020  
Date