

BALDWIN SQUARE HOMEOWNERS' ASSOCIATION, INC.
May 8, 2024 BOARD MEETING MINUTES

Attendees:

Board members Luis Vivar President by Zoom Sophia Bach Vice President by Zoom and Joe Singer Treasurer/Secretary attended the meeting in person. Also in attendance was Rikki Block and of the Sterling ASI Management team.

Call to Order and Announcement of Quorum:

With all three Board members in attendance, Mr. Vivar made a motion to call the meeting to order at 6:00 PM, and the motion was seconded and carried.

Introductions of Board and Management:

Mr. Vivar introduced himself and the other members introduced themselves to the members in attendance.

April Meeting Minutes Review:

Motion made and seconded to approve the April 2024 meeting minutes; motion passed.

April 30, 2024 Financials:

As of April 30, 2024 there was \$217,125.00 in the cash operating account and \$217,513.54 in cash reserves. No large expenses

General Discussion:

The board discussed the open issues with the Fine Policy, with the attorney by Zoom at the meeting. She will make the changes to the policy the board requested and email the new policy.

Discussion on the need of ACC Committee.

Homeowner Open Forum (Three Minutes per Homeowner):

Two homeowners attended in person and one attended on online. Topics and matters discussed in homeowner forum are listed below.

- Trees trimmed off of Townhomes
- Letter from the City on the parking variance request by neighboring project.

Adjournment:

With no other business for the Board the meeting was adjourned at 7:50 PM.

Board Member Signature

Date

Presented By Rikki Block CMCA AMS PCAM