

**Barrington Place Homeowners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**April 17, 2018**

**In attendance:**

	<b>Board Members</b>		<b>Management</b>		<b>Guests</b>
<b>X</b>	<b>Phil Rippenhagen, President</b>	<b>X</b>	<b>Angela Connell</b>	<b>X</b>	<b>Officer Eric Babnew, City of Sugar Land</b>
<b>X</b>	<b>Ken Langer, Vice-President</b>				
<b>X</b>	<b>Lynn Johnson, Secretary</b>				
<b>X</b>	<b>Alfred Lockwood, Treasurer</b>				
	<b>Melanie Cockrell, At Large</b>				

(Please check mark to the left of individuals who are present)

**Call Meeting to Order:**

Due notice of meeting and a quorum established, Open Forum was called to order by the President, Mr. Phil Rippenhagen, at 7:00 P.M. The meeting was conducted at the clubhouse located at 13318 Rosstown Drive, Sugar Land, TX 77478.

**Call Open Forum to Order:**

Officer Eric Babnew was present to report on the months patrol activity and to hear concerns from the residents. No discussion was held with the residents present.

**Call Business Meeting to Order:**

**Actions between Meetings:**

No action taken.

**Approve Minutes of Previous Meeting:**

The Board approved the minutes of the March 20, 2018 meeting as written.

**Committee Reports:**

- a. Crime Watch Committee – No report.
- b. Architectural Control Committee – API reported that an increased compliance with the application process has been seen since the reminder articles were placed in the Barrington Banner.
- c. Recreation Committee – Mr. Rippenhagen reported the Easter Egg Hunt held March 31<sup>st</sup> was a success. API was requested to add large eggs for prizes for next year’s hunt. June 28<sup>th</sup> has been confirmed as the Barrington Place Skeeter’s night. API reported that all preparations were underway for the 20<sup>th</sup> Annual Weenie Roast scheduled for Saturday, May 12<sup>th</sup>. The Board approved to purchase shirts in addition to aprons and hats for the event.
- d. Beautification Committee –
  1. Lynn Johnson reported that the Yard of the Month winners had been chosen and will be emailed to API for posting.
- e. Communication Committee – No report.

**Barrington Place Homeowners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**April 17, 2018**  
**Page -2-**

**Treasurer's Report:**

- a. Cash Balances – 3/31/2018 \$892,333.40
- b. Delinquencies – 3/31/2018 95.02% collected
- c. Review Financial Reports –

**Management Report:**

- a. Correspondence received by Association, Directors, Management - None.
- b. Association Business and Operations –
  - 1. The Board discussed recent communication regarding concerns with FBISD school closures. It was determined after inquiries that Barrington Place Elementary was not being considered.
  - 2. Al Lockwood reported that the noise was still a minor issue with the Alpha & Omega Int'l Ministries church.
  - 3. API presented the nominating committee report reflecting Ken Langer and Al Lockwood running for re-election.
- c. Common Area Maintenance Report –
  - 1. API reported that the electrical and irrigation lines were restored at the Barrington Place Entrance and that the seasonal flowers would be installed soon.
  - 2. API reported the West Airport bulletin sign light was repaired.
  - 3. API reported that additional proposals were forthcoming for landscape improvements to the West Airport and Nantucket entrances for review.
  - 4. API reported that no further information had been received regarding the 1.73 acres on Eldridge Road. All information received previously had been posted to the website.
- d. Pool Report –
  - 1. Lifeguard Contract – Trident Pools was present to discuss lifeguard contract concerns. Trident reported that two of the three guards would be returning from last year. All procedures have been reviewed and pool is ready for the pool season.
  - 2. Lucille Kalu was present to report that all pool monitors were ready and ready for the pool season.
  - 3. API reported pool registration dates were posted in the Barrington Banner.
  - 4. API reported that the approved work to install drainage and sidewalk improvements in the low area between the pool and clubhouse was delayed until after pool season.
  - 5. API reported that pool opening preparations and work orders were completed.

**Barrington Place Homeowners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**April 17, 2018**  
**Page -3-**

- e. Park Report – API reported the old crepe myrtles at Summerfield Park had been removed.
- f. Clubhouse Report – API reported that a proposal was requested for the exterior painting of the clubhouse. Lynn Johnson offered to bring interior silk plants to use in the clubhouse.

**Executive Session**

**Reconvene in Open Session and Report on Actions Approved During Executive Session.**

- a. Collections
  - 1. Enforcement Action – The Board approved one (1) waiver request.
- b. Deed Restriction Report –
  - 1. Enforcement Action – None.

**Set Date, Time and Agenda of Next Meeting/Adjournment**

The next Board of Director’s meeting is scheduled for Tuesday, June 19, 2018 at 7:00 P.M. at the clubhouse located at 13318 Rosstown, Su gar Land, TX 77478.

Being no further business; the meeting was adjourned by the President, Mr. Phil Rippenhagen at 9:00 P.M.

Submitted by: \_\_\_\_\_, Agent

Date: \_\_\_\_\_

\_\_\_\_\_, President

\_\_\_\_\_, Secretary