

**Barrington Place Homeowners Association, Inc.  
Board of Directors Meeting Minutes  
February 19, 2019**

**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>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>X</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 Reid was present to introduce himself as the new Beat 1 Liaison, to report on the months patrol activity and to hear concerns from the residents. Several residents were present to discuss general association business including traffic issues along Squire Dobbins and Alston, traffic light concerns at Eldridge and Nantucket, electronic newsletter distribution, social media concerns, community feedback and deed restriction enforcement.

**Call Business Meeting to Order:**

**Actions between Meetings:**

No action taken.

**Approve Minutes of Previous Meeting:**

The Board approved the minutes of the January 15, 2019 meeting as written.

**Committee Reports:**

- a. Crime Watch Committee – No report.
- b. Architectural Control Committee – No report.
- c. Recreation Committee – The Board discussed the Easter Egg Hunt scheduled for April 20, 2019. The Board also discussed the Annual Weenie Roast scheduled for May 11, 2019. The Board asked API to request volunteers in the next issue of the newsletter to assist with the committee. API reported plans were being confirmed for both events.
- d. Beautification Committee –
  1. API reported the Yard of the Month contest would begin in April.
- e. Communication Committee – API reported the Committee was working with Barlisa to update the website.

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**Treasurer's Report:**

- a. Cash Balances – 1/31/2019 \$1,109,892.33
- b. Delinquencies – 1/31/2019 92.76% collected.
- c. Review Financial Reports –
  1. API reported the letter to close the Regions checking account was prepared, signed and would be sent for processing.
- d. 2019 Budget – The Board deferred approval of the 2019 budget for consideration.

**Management Report:**

- a. Correspondence received by Association, Directors, Management - None.
- b. Association Business and Operations –
  1. Alpha & Omega Int'l Ministries – Mr. Lockwood reported the church made a complaint that residents were stealing items from their mailbox. Mr. Lockwood recommended they contact the police department.
- c. Common Area Maintenance Report –
  1. API reported that due to the recent sidewalk installation along Eldridge, the cleanup of that entrance was on hold. All other entrances were being done. Once the cleanup has been completed, proposals for renovations will be submitted.
  2. API reported that the City of Sugar Land had begun tree inspections within the community.
  3. API reported they had received 5 requests to not paint their curb numbers by residents. The Board requested API run the article in the newsletter again to allow more time for a response. The Board also requested API to contact the companies to see what color options are available and if the price would increase.
  4. API reported that TXDot was installing sidewalks along both sides of Eldridge from West Airport to West Belfort. API will contact the City to determine who will be responsible for the repair of the irrigation damaged during construction as this area is under the ROW agreement with the City.
- d. Pool Report –
  1. Lifeguard Contract – API reported that lifeguard proposals are being solicited.
  2. Pool Monitors – API reported that the application process had been started with applications being received for review. An article will be in the next newsletter soliciting applications from the community.
  3. API reported that the approved work to install drainage and sidewalk improvements in the low area between the pool and clubhouse was delayed until more definitive decisions were made with the pool deck renovations.

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4. API reported that the drawings and budget estimates for three (3) options for the replacement of the pool deck and shade structures to include replacement of existing decks and shade structures as is, replacing with cool deck options, increasing the size of the decks into the clubhouse yard area, and the installation of a splash pad was in process.
- e. Park Report – The Board requested API solicit a proposal to replace a section of damaged fence along the Summerfield Park. The cost will be shared with the neighboring owner.
- f. Clubhouse Report – No report.

**Executive Session**

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

- a. Collections
  1. Enforcement Action – The Board approved four (4) waiver requests with conditions.
- b. Deed Restriction Report –
  1. Enforcement Action – The Board approved the deed restriction report presented by API.

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

The next Board of Director's meeting is scheduled for Tuesday, March 19, 2019 at 7:00 P.M. at the clubhouse located at 13318 Rosstown, Sugar 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: 3-19-19 \_\_\_\_\_

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

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