

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
January 17, 2023

In attendance:

	Board Members		Management		Guests
X	Ken Langer, President	X	Angela Connell, MASC Austin Properties, Inc.	X	Officer Gary Reid, City of Sugar Land
X	James Lucas, Vice-President				
X	Lynn Johnson, Secretary				
X	Alfred Lockwood, Treasurer				
X	Melanie Cockrell, at large				

(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. Ken Langer, 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 report on the months patrol activity and to hear concerns from the residents. Several residents were present to discuss the recent crime reported in the community.

Call Business Meeting to Order:

Actions between Meetings:

No action.

Approve Minutes of Previous Meeting:

The Board approved the minutes of the October 18, 2022, meeting.

Committee Reports:

- a. Crime Watch Committee – No report.
- b. Architectural Control Committee – No report.
- c. Recreation Committee –
 1. API reported on Phil’s Commemoration project. The Board discussed the Easter Egg Hunt.
- d. Beautification Committee –
 1. API reported the Christmas Decorating Contest was judged and awards given.
 2. API reported Christmas decorations were removed.

Treasurer’s Report:

- a. Cash Balances – 12/31/2022 \$789,177.55
- b. Delinquencies – 12/31/2022 98.93% collected
- c. Review Financial Reports – API presented the monthly financial reports for Board review.
- d. 2021 Audit – The Board approved the 2021 audit prepared by Barry Wuntch, LLC.
- e. 2023 Budget – The Board approved the proposed 2023 budget.

Management Report:

- a. Correspondence received by Association, Directors, Management – No report.
- b. Association Business and Operations –

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- c. Common Area Maintenance Report –
 - 1. The Board discussed the need to remove the old brick monument behind the south soundwall along Nantucket. API will get a proposal for the removal along with securing the end caps of the sound wall at Sir Raleigh Way.
 - 2. The Board approved the landscape maintenance renewal contract with Texas Environments, Co. reflecting an increase to \$3,030 per month.
- d. Pool Report –
 - 1. After review, the Board approved the proposal submitted by Sweetwater Pools to provide 2023 season lifeguard services. Contract revisions were noted and will be brought to next meeting for execution. The pool season will begin Memorial Day weekend and run through September weekends.
 - 2. API reported winterization of the pool and splashpad had been completed.
 - 3. Lucille Kalu was present to discuss pool monitor concerns.
- e. Park Report –
 - 1. Ken Langer reported the playground mulch had been set fire by fireworks during the holidays, but no substantial damage was reported.
 - 2. Ken Langer also reported that he pressure washed paint graffiti from the sidewalk along the park.
- f. Clubhouse Report – No report.
- g. Newsletter/Website/Sign Report –API reported the website and message boards had been updated and the articles were being prepared for the February issue of the Barrington Banner.

Executive Session

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

- a. Collections
 - 1. Enforcement Action – The Board denied (1) waiver request.
- b. Deed Restriction Report
 - 1. The Board approved the deed restriction report presented by API including (0) work orders issued for self-help items, (1) extension request, (3) certified letters for non-compliance, (15) unapproved architectural improvements and (2) accounts to be sent for legal action.
 - 2. The Board held (1) hearing with an owner regarding a violation of the deed restrictions.
 - 3. A 2nd hearing was scheduled; however, the owner did not attend. API was instructed to send notice to the owner the violation must be corrected.

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

The next Board of Director's meeting is scheduled for Tuesday, November 15, 2022, 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. Ken Langer at 9:00 P.M.

Submitted by: _____, Agent Date: _____

_____, President _____, Secretary