

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
February 20, 2024

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				
	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 month's patrol activity and to hear concerns from the residents. Several residents were present to discuss concerns regarding the CUP for the 13130 Alston development, gunshots heard in community and other general business.

Call Business Meeting to Order:

Actions between Meetings:

No action.

Approve Minutes of Previous Meeting:

The Board approved the minutes of the November 21, 2023, meeting.

Committee Reports:

- a. Architectural Control Committee – No report.
- b. Recreation Committee – The Board discussed the Easter Egg Hunt scheduled for March 30, 2024, and the Annual Weenie Roast scheduled for June 29, 2024.
- c. Beautification Committee –
 1. API reported on the upcoming Yard of the Month Contest beginning in April and continuing through September.

Treasurer's Report:

- a. Cash Balances – 01/31/2024 \$1,138,494.90
- b. Delinquencies – 01/31/2024 94.82% collected
- c. Review Financial Reports – API presented the monthly financial reports for Board review.

Management Report:

- a. Correspondence received by Association, Directors, Management – No report.

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- b.** Association Business and Operations –
 - 1. API reported responses and information continued to be received to the approved Barrington Place Homeowners’ Association Leasing Rules and Regulations Policy mailing. The Board discussed reminder notices to send to non-compliant owners.
 - 2. API reported no further communication had been received regarding the Conditional Use Permit (CUP) application by Faizan-e-Madinah to develop the property at 13130 Alston adjacent to parts of Barrington Place HOA.
 - 3. API reported the annual meeting was scheduled for May 16, 2024. Two (2) two-year positions are available for election. The solicitation notice for candidates has been posted with a deadline of submission of March 15, 2024. The nomination committee report will be submitted prior to the next board meeting scheduled for March 19, 2024.
- c.** Common Area Maintenance Report –
 - 1. API reported proposals were requested of the new landscape company for options to replace the landscape border at the Barrington Place Drive entrance. API reported the blocks had been redesigned in an acceptable manner by the new company in the meantime.
 - 2. After consideration, the Board approved the proposal submitted by New Image Trees to trim the common are trees at a cost of \$10,975.00.
- d.** Pool Report –
 - 1. After review, the Board approved the proposal received by Sweetwater Pools to provide full service (maintenance and lifeguard) at an annual cost of \$56,879.23. The Board also approved renting the chlorination system at a cost of \$1,200 (first year) with an annual renewal of \$900. A thirty-day cancellation notice will be issued to Hunters Pool effective March 31, 2024.
 - 2. API reported an inspection will be scheduled for any work orders needed for pool opening. The opening of the splashpad will also be scheduled for late April.
 - 3. API reported an inspection of the pool plaster indicated the possibility of plaster failure due to contamination. A more detailed inspection will be scheduled, which will require the water be drained, to determine necessary action needed for repair.
 - 4. API reported no response had been received to the solicitation for pool monitors in the Barrington Banner. Mrs. Lucille Kalu will be returning and will assist with soliciting additional staff. The Board approved an increase in pay for monitors. The senior monitor will be paid \$16/hr. with other monitors at \$13/hr.
 - 5. API reported the pool registration dates will be posted in the April newsletter.
- e.** Park Report – No report.
- f.** Clubhouse Report –
 - 1. The Board discussed the purchase and installation of new sound panels.
 - 2. The Board approved the proposal submitted by JRD Construction to install blown insulation at the clubhouse at a cost of \$2,340.

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- g. Newsletter/Website/Sign Report –API reported the website and message boards had been updated. The 2nd edition of the Banner is scheduled for April.

Executive Session

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

- a. Collections
 - 1. Enforcement Action – The Board approved (2) waiver requests. The Board denied (1) waiver request.
- b. Deed Restriction Report
 - 1. The Board approved the deed restriction report presented by API including (4) work orders issued for self-help items, (0) extension request, (7) certified letters for non-compliance, (2) unapproved architectural improvements and (0) accounts to be sent for legal action.

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

The next Board of Director’s meeting is scheduled for Tuesday, March 19, 2024, 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 8:00 P.M.

Submitted by: _____, Agent Date: _____

_____, President _____, Secretary