

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
September 19, 2023

In attendance:

Board Members		Management		Guests	
X	Ken Langer, President	X	Angela Connell, MASC Austin Properties, Inc.		Officer Gary Reid, City of Sugar Land
X	James Lucas, Vice-President			X	Aaqib Naviwala, Mosque Representative
X	Lynn Johnson, Secretary			X	Mohammad Aziz, Mosque Representative
X	Alfred Lockwood, Treasurer			X	Tanzeela Aziz, Mosque Representative
	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 6:00 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 not present to report on the month's patrol activity and to hear concerns from the residents. Many residents were present to discuss concerns with the Mosque Representatives regarding the CUP for the 13130 Alston development.

Call Business Meeting to Order:

Actions between Meetings:

No action.

Approve Minutes of Previous Meeting:

The Board deferred approval of the minutes of the August 16, 2023, meeting.

Committee Reports:

- a. Architectural Control Committee – API reported the appointment of the ACC position had been filled.
 1. Recreation Committee – No report.
- b. Beautification Committee –
 1. API reported on the upcoming Spooktacular decorating contest to be judged on Saturday, October 21st.

Treasurer's Report:

- a. Cash Balances – 8/31/2023 \$796,263.22
- b. Delinquencies – 8/31/2023 98.76% collected
- c. Review Financial Reports – API presented the monthly financial reports for Board review. API reported the 2022 income taxes had been filed electronically.
- d. 2024 Budget & Assessments – After discussion, the Board approved the 2024 assessments at \$800.00 with a discount of \$400 (\$400 – discounted assessment amount) for owners paying the assessment by January 31, 2024, with no carryover balance. If applicable, owners must also comply with the "Leasing Rules and Regulations Policy." The Board deferred approval of 2024 budget.

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Management Report:

- a. Correspondence received by Association, Directors, Management – No report.
- 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.
 - 2. API reported the electricity contract renewal was upcoming with renewal rates being requested.
- c. Common Area Maintenance Report –
 - 1. API reported proposals were requested for options to replace the landscape border at the Barrington Place Drive entrance.
 - 2. API presented communication received from an owner’s attorney requesting information on the USPS mailbox repair/replacement dilemma. The Board’s response was also presented. At this time, no evidence or information received has confirmed the HOA’s responsibility. An article will be included in the next edition of the Banner regarding the issue. API reported the City of Sugar Land was also investigating the issue.
- d. Pool Report –
 - 1. API reported a credit was forthcoming from Sweetwater Pools for days the pool was closed due to lifeguard shortage.
 - 2. API reported the end of season cleanup and walkthrough will be scheduled along with the winterization of the splashpad.
- e. Park Report – No report.
- f. Clubhouse Report – No report.
- g. Newsletter/Website/Sign Report –API reported the website and message boards had been updated. Articles for the 4th edition of the Barrington Banner was discussed.

Executive Session

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

- a. Collections
 - 1. Enforcement Action – No action.
- b. Deed Restriction Report
 - 1. The Board approved the deed restriction report presented by API including (4) work orders issued for self-help items, (1) extension request, (1) certified letters for non-compliance, (0) unapproved architectural improvements and (1) 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, October 17, 2023, 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 10:00 P.M.

Submitted by: _____, Agent Date: _____

_____, President _____, Secretary