

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
October 10, 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 not present. Twenty-three (23) residents were present to discuss issues related to the Conditional Use Permit (CUP) application by Faizan-e-Madinah to develop the property at 13130 Alston and other general business of the community.

Call Business Meeting to Order:

Actions between Meetings:

No action.

Approve Minutes of Previous Meeting:

Approval of the minutes of the September 17, 2024, meeting was deferred.

Committee Reports:

- a. Architectural Control Committee – No report.
- b. Recreation Committee – No report.
- c. Beautification Committee –
 - 1. API reported on the Yard of the Month Contest along with the Spooktacular Contest to be held in October and Christmas Decorating Contest to be held in December.

Treasurer’s Report:

- a. Cash Balances – 09/30/2024 \$939,493.81
- b. Delinquencies – 09/30/2024 98.97% collected
- c. Review Financial Reports – API presented the monthly financial reports for Board review. The Board authorized API to close the Merrill Lynch account and place funds in the CEDRS account at Newfirst Bank.

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- d. After discussion, the Board approved the 2025 budget.
- e. After discussion, the Board approved the 2023 Audit prepared by Albarado and Friery, LLC.

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. Mr. Langer reported on the status of the Conditional Use Permit (CUP) application by Faizan-e-Madinah to develop the property at 13130 Alston adjacent to parts of Barrington Place HOA. The board encouraged residents to attend the City Council meeting to be held on October 15, 2024, at which time the permit would be considered for approval.
 - 3. API reported the insurance claim for damages to the pool awnings was completed and approval to have the awnings repaired had been given.
 - 4. The Board approved the renewal contract with Cypress Creek to spray for mosquitos on an annual basis.
 - 5. The Board signed the landscaping ROW renewal contract with the City of Sugar Land.
 - 6. The Board updated the residents with issues with USPS relating to cluster box repair/replacement. An article will be posted with more details.
- c. Common Area Maintenance Report – No report.
- d. Pool Report –
 - 1. API reported proposals were being solicited for lifeguards and pool monitors for 2025 pool season.
 - 2. API reported proposals to replace the coping tile had been requested. A proposal to drain and acid wash the stain from the pool will also be requested.
 - 3. API reported winterization of the splashpad was requested. The repainting of the splashpad will be scheduled for February 2025.
- e. Park Report – No report.
- f. Clubhouse Report –
 - 1. API reported installation of the sound panels will be scheduled.
 - 2. The Board requested a proposal be requested to install a handicap ramp at the back door of the clubhouse (closet to the kitchen).
- g. Newsletter/Website/Sign Report –API reported the website and message boards had been updated.

Executive Session

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

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- 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, (2) extension request, (2) certified letters for non-compliance, (4) 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, November 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