

**Barrington Place Homeowners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**September 21, 2021**

**In attendance:**

	<b>Board Members</b>		<b>Management</b>		<b>Guests</b>
<b>X</b>	<b>Ken Langer, President</b>	<b>X</b>	<b>Angela Connell, MASC Austin Properties, Inc.</b>	<b>X</b>	<b>Officer Gary Reid, City of Sugar Land</b>
<b>X</b>	<b>James Lucas</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. Ken Langer, at 7:00 P.M. The meeting was conducted at the clubhouse located at 13318 Rosstown Drive, Sugar Land, TX 77478. (by teleconference for residents).

**Call Open Forum to Order:**

Officer Reid was present to report on the months patrol activity and to hear concerns from the residents. Officer Reid requested notice be sent to residents reminding them to register for National Night Out individually as the association was not holding a community wide event. Two (2) residents were present.

**Call Business Meeting to Order:**

API was requested to include Election of Officer Position to the October meeting agenda.

**Actions between Meetings:**

No action.

**Approve Minutes of Previous Meeting:**

The Board approved the minutes of the August 17, 2021, meeting.

**Committee Reports:**

- a. Crime Watch Committee – No report.
- b. Architectural Control Committee – Mr. Ken Langer reported the new committee members were acclimated and appeared to be doing well with the application processing.
- c. Recreation Committee – API will post a notice to Townsq and the website reminding residents to register for National Night Out individually as the association was not holding a community wide event. The Board decided to defer plans for a Christmas parade as there is not enough time to coordinate the event.
- d. Beautification Committee –
  1. API reported the Yard of the Month contest was underway with winners chosen. Spooktacular Yard of the Month will be awarded in October.

2. API reported proposals were being requested for entrance decorations.

**Barrington Place Homeowners Association, Inc.**

**Board of Directors Meeting Minutes**

**September 21, 2021**

**Page -2-**

**Treasurer's Report:**

- a. Cash Balances – 8/31/2021 \$622,131.67
- b. Delinquencies – 8/31/2021 98.67% collected.
- c. Review Financial Reports – API presented the monthly financial reports for Board review. API reported Merrill Lynch would be requested to attend the October board meeting to meet with the Board to review cd strategy and signature card procedures.
- d. 2022 Budget & Assessments – The Board discussed the upcoming budget preparation.

**Management Report:**

- a. Correspondence received by Association, Directors, Management – No Report.
- b. Association Business and Operations –
  1. Alpha & Omega Int'l Ministries – No report.
  2. City of Sugar Land Homeowner Association Maintenance Responsibilities Task Force Committee – No report.
  3. TownSq App Implementation. API reported guidelines for the Owner Forum function were being updated for final review prior to implementation.
- c. Common Area Maintenance Report –
  1. API reported on the Alston Road fence project, stating a meeting was requested to discuss details and completion schedule for the project.
  2. No further information was presented for the entrance sign renovation at the Eldridge and West Belfort Entrances.
- d. Pool Report –
  1. 2021 Pool Season – API reported on the pool operations reporting on several concerns with the lifeguard schedule.
  2. API reported the splashpad water usage was still being researched. No water leaks were found under the slab; however, it appears the system is being turned on by unauthorized user or the system settings are being reset. API reported a proposal was forthcoming for replacement of the breaker panel box, to correct the water accumulation on the lot next to the pool, a canopy cover for the splashpad control area, and to install a trash receptacle or other concept over the utility box behind the diving area. API also reported a work order had been issued to have the splashpad winterized.
- e. Park Report – API reported the company contracted to install mulch at the playground that caused several severe ruts had completed the rut repair satisfactorily and payment released. API reported a proposal was requested to replace the broken and faded parts of the playground as well as a new unit. A federal grant is available to assist with the costs for the new unit.
- f. Clubhouse Report – No report.
- g. Newsletter/Website/Sign Report –API reported the website and message boards had been updated. The next edition will be October.

**Barrington Place Homeowners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**September 21, 2021**  
**Page -3-**

**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 deferred review of the deed restriction report.
  - 2. The Board conducted a second hearing with an owner relating to an acc denial. After discussion, the Board informed the owner a letter explaining the reason for the denial and specific information needed for resubmittal will be sent.

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

The next Board of Director’s meeting is scheduled for Tuesday, October 19, 2021, at 7:00 P.M. at the clubhouse located at 13318 Rosstown, Sugar Land, TX 77478. (by teleconference for residents). 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