

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
August 26, 2025

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				
	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 to report on the month's patrol activity. Several residents were present to discuss general business of the community.

Call Business Meeting to Order:

Actions between Meetings:

No action.

Approve Minutes of Previous Meeting:

The Board approved July 15, 2025, meeting minutes.

Committee Reports:

- a. Architectural Control Committee – As previously discussed, solicitation notice for the committee positions will be posted to the community for nomination in the newsletter, Townsq and Website for appointment in the September meeting.
- b. Recreation Committee – No report.
- c. Beautification Committee –
 1. API reported on the Yard of the Month Contest and the upcoming Spooktacular Contest to be held in October.

Treasurer's Report:

- a. Cash Balances – 07/31/2025 \$1,100,806.26
- b. Delinquencies – 07/31/2025 98.11% 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.

Barrington Place Homeowners Association, Inc.

Board of Directors Meeting Minutes

August 26, 2025

Page -2-

- b.** Association Business and Operations –
 - 1. Mr. Langer reported no new updates 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.
 - 2. Scouting America Troop #311 - API reported that recruitment had started, however, no scouts have registered to date.
- c.** Common Area Maintenance Report –
 - 1. The Board discussed the proposal received for the replacement of the marquee entrance signs. API will get options more similar to the current design for further consideration.
 - 2. After review of the proposal received and discussion, the Board requested additional proposals be solicited for replacement of the entrance message board signs.
 - 3. API reported the Alston wall repairs had been made and reimbursement requested from Oceanlink for their portion of the repair costs.
 - 4. The Board approved the landscape renewal contract submitted by Houston Landscapes Unlimited with no increase in costs.
- d.** Pool Report –
 - 1. The Board discussed the pool procedures and operations.
 - 2. API presented a proposal received from Sweetwater Pools to replace three (3) LED pool light fixtures at a cost of \$7217.00. The fixtures burnt out prematurely due to a low wattage setting on the transformer. API reported that Wood Electric had replaced the fixtures in 2020, therefore the warranty period expired. The Board approved the proposal for the work to be done once the pool had closed for the season as the pool would need to be drained below the lights.
- e.** Park Report – API presented the updated proposal from Cunningham Recreation (GameTime) to upgrade Summerfield Park at a cost of \$144,623.68. The existing equipment will be updated, new equipment installed, a shelter and water fountain will be installed. A proposal was requested to provide water service to the fountain as it was not included in the proposal. The Board approved the proposal and requested API to prepare the application to participate in the City of Sugar Land Fostering Unique Neighborhoods (FUN) Grant Program once available on October 1, 2025.
- f.** Clubhouse Report –
 - 1. API reported the main room panels, and the entry panels had been installed.
- g.** Newsletter/Website/Sign Report –API reported the website and message boards had been updated. The 3rd edition of the Banner was approved. The upcoming garage sale will be announced on Townsq.

Executive Session

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

- a.** Collections
 - 1. Enforcement Action – No action.

Barrington Place Homeowners Association, Inc.

Board of Directors Meeting Minutes

August 26, 2025

Page -3-

b. Deed Restriction Report

1. The Board approved the deed restriction report presented by API including (8) work order issued for self-help items, (0) extension request, (13) certified letters for non-compliance, (6) 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, September 16, 2025, 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 8:15 P.M.

Submitted by: _____, Agent Date: _____

_____, President _____, Secretary