

**Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
September 18, 2018**

In attendance:

	Board Members		Management		Guests
X	Phil Rippenhagen, President	X	Angela Connell		Officer Eric Babnew, City of Sugar Land
X	Ken Langer, 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. Phil Rippenhagen, 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 Eric Babnew was not present. Several residents were present to discuss general association business.

Call Business Meeting to Order:

Actions between Meetings:

No action taken.

Approve Minutes of Previous Meeting:

The Board approved the minutes of the August 21, 2018 meeting as written.

Committee Reports:

- a. Crime Watch Committee – No report.
- b. Architectural Control Committee – No report.
- c. Recreation Committee – API reported that all preparations were made for the 2018 National Night Out event scheduled for Tuesday, October 2, 2018. The next event will be the Christmas Party to be held on December 18, 2018.
- d. Beautification Committee –
 1. Lynn Johnson reported that the Yard of the Month contest ends September.
 2. The Board approved the proposal submitted by Certified Christmas Lights at a cost of \$5,556.00 with the condition that the company allow the discount rate to be applied to the second year should the association choose to extend the three (3) year option.
- e. Communication Committee – No report.

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Treasurer's Report:

- a. Cash Balances – 8/30/2018 \$802,866.01
- b. Delinquencies – 8/30/2018 98.92% collected
- c. Review Financial Reports –
- d. 2019 Budget & Assessments – The Board approved the 2019 assessments at \$750.00 with a discount of \$400 (\$350 – discounted assessment amount) for owners paying the assessment by January 31, 2019 and not having a carryover balance. The Board deferred approval of the 2019 budget pending final preparation.

Management Report:

- a. Correspondence received by Association, Directors, Management - None.
- b. Association Business and Operations –
 1. API reported no further information had been received regarding the concerns with FBISD school closures, specifically Barrington Place Elementary. Bond elections will be held in November. API prepared a letter to address the reported traffic and safety issues that was mailed to the FBISD and dropped off by Al Lockwood to the school principal. API reported that per a conversation with a crossing guard supervisor, the same concerns had been reported by her.
 2. No further information has been received relating to the Alpha & Omega Int'l Ministries construction plans to replace the small older church building. According to the City of Sugar Land, no application has been submitted.
- c. Common Area Maintenance Report –
 1. API reported that proposals for landscape maintenance and seasonal color installation had been requested with two (2) returned to date. Entrance landscaping improvements will be proposed once the new company was selected.
 2. API reported that the City of Sugar Land would be performing tree inspections in February 2019. An article was requested from the City to place in the newsletter.
- d. Pool Report –
 1. Lifeguard Contract – Trident Pools was present to discuss lifeguard contract concerns and the season closing procedures.
 2. Lucille Kalu was present to discuss pool monitor concerns.
 3. API reported that the approved work to install drainage and sidewalk improvements in the low area between the pool and clubhouse was delayed until after pool season.
 4. API reported that a proposal was requested to replace the pool deck and shade structure as the deck framing was beginning to warp and the shade structure was beyond repair. The TREX decking material should be able to be re-used.

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- 5. The Board discussed options for the replacement of the pool furniture. Trident Pools will provide a count of reusable furniture for further consideration.
- e. Park Report – No report.
- f. Clubhouse Report – API reported that a proposal was requested for the exterior painting of the clubhouse.

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. Enforcement Action – The Board approved the deed restriction report presented by API.

Set Date, Time and Agenda of Next Meeting/Adjournment

The next Board of Director's meeting is scheduled for Tuesday, November 20, 2018 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. Phil Rippenhagen at 9:00 P.M.

Submitted by: _____, Agent

Date: _____

_____, President

_____, Secretary