

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
March 20, 2018

In attendance:

	Board Members		Management		Guests
X	Phil Rippenhagen, President	X	Angela Connell	X	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 present to report on the months patrol activity and to hear concerns from the residents. Several residents were present to discuss issues relating to traffic violations, school zone traffic and a halfway home moving into the community.

Call Business Meeting to Order:

Actions between Meetings:

No action taken.

Approve Minutes of Previous Meeting:

The Board approved the minutes of the February 20, 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 supplies had been placed in the clubhouse office for the Easter Egg Hunt scheduled for March 31st to be held at Slockett Park beginning at 11:00 am. The Board approved June 28th to schedule the Barrington Place Skeeter’s night. Mr. Lockwood will check to be sure that evening is still \$2 beer night. The Board approved to schedule the 20th Annual Weenie Roast for Saturday, May 12th. API reported party plans were underway. The Board approved to purchase aprons and hats for the event.
- d. Beautification Committee –
 1. Lynn Johnson reported that the Yard of the Month judging will begin in April, not May as previously reported.
- e. Communication Committee – No report.

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Treasurer's Report:

- a. Cash Balances – 2/28/2018 \$894,417.31
- b. Delinquencies – 2/28/2018 94.19% collected
- c. Review Financial Reports – API reported that once all outstanding checks had cleared and ACH debits had been processed, the Regions accounts would be closed and account balances would be reviewed for funds transfers into the CD program.
- d. 2017 Tax Return & Audit – The Board approved the 2017 audit report and signed the tax return prepared by Barry Wuntch LLP.

Management Report:

- a. Correspondence received by Association, Directors, Management - None.
- b. Association Business and Operations –
 - 1. Al Lockwood reported that the noise was still a minor issue.
 - 2. API reported that the annual meeting was scheduled for May 17, 2018 and that the solicitation article had been placed in the Barrington Banner. Mrs. Vivianne Lucas and Mrs. Rita Polhemus will serve as the Nominating Committee for the 2018 elections.
- c. Common Area Maintenance Report –
 - 1. API reported that additional boring was necessary due to damaged lines under the sidewalk and street. The total cost is estimated at approximately \$2500. API reported that the landscape borders had been reset as previously approved. API also reported that the pool and landscape material had been installed. Future landscape improvements for the Nantucket and West Airport entrance would be proposed by Green Earth Landscape as Visionscapes indicated they were not able to do the work at this time. API reported that Code enforcement were continuing to address issues with the gas station and strip center as needed.
 - 2. API reported the West Airport bulletin sign light was repaired but still experiencing issues. A work order was assigned to determine the cause and to get repaired.
 - 3. API reported that additional proposals were forthcoming for landscape improvements to the West Airport and Nantucket entrances for review.
 - 4. API reported that no further information had been received regarding the 1.73 acres on Eldridge Road. All information received previously had been posted to the website.

- d. Pool Report –
 - 1. Lifeguard Contract – API presented lifeguard proposals. After review, the Board approved the proposal submitted by Trident Pools for the 2018 pool season.
 - 2. API presented the pool monitor hiring report. The Board interviewed and approved the application submitted by Julia Louis.
 - 3. After review, the Board approved the proposal submitted by JR D Construction to install drainage and sidewalk improvements for the low area between the pool and clubhouse in the amount of \$ 8,316.54.
 - 4. API reported that pool opening preparations and work orders were issued and underway.
- e. Park Report – API reported the old crepe myrtles at Summerfield Park had been removed.
- f. Clubhouse Report – No report.

Executive Session

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

- a. Collections
 - 1. Enforcement Action – The Board approved one (1) waiver request and denied two (2) waiver requests.
- b. Deed Restriction Report –
 - 1. Enforcement Action – None.
- c. The Board approved to retain a clubhouse rental deposit due to rule violations.

Set Date, Time and Agenda of Next Meeting/Adjournment

The next Board of Director’s meeting is scheduled for Tuesday, April 17, 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