Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
June 17, 2025

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**				
	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 present to report on the month's patrol activity. No residents were present.

Call Business Meeting to Order:

Election of Officers was conducted as follows; President – Ken Langer, Vice President – James Lucas, Secretary - Lynn Johnson, Treasurer - Alfred Lockwood, At Large - Melanie Cockrell.

Actions between Meetings:

No action.

Approve Minutes of Previous Meeting:

The Board approved April 15, 2025, and May 15, 2025(annual), meeting minutes.

Committee Reports:

a. Architectural Control Committee – Mr. Ken Langer reported on the new legislation to be effective September 1, 2025, relating to ACC appointments. Solicitation notice will be posted to the community for nomination in August 2025.
b. Recreation Committee – The Board discussed the Annual Weenie Roast scheduled for June 28, 2025. API reported all plans were underway and on schedule.
c. Beautification Committee –
   1. API reported on the Yard of the Month Contest.

Treasurer's Report:

a. Cash Balances – 05/31/2025 $1,182,340.71
b. Delinquencies – 05/31/2025 98.09% collected
c. Review Financial Reports – API presented the monthly financial reports for Board review.
d. API reported on the transfer of funds from Merrill Lynch in the CDARS program at Newfirst National Bank.

Management Report:

a. Correspondence received by Association, Directors, Management – No report.

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. The Board approved to charter Scouting America Troop #311. API reported a meeting was held with the Scouting America Representative where the application was completed.

c. Common Area Maintenance Report –

1. The Board discussed the proposed options for the replacement of the marquee entrance signs. The Board agreed to get a price on the same type sign as existing with no stucco or brick option.
2. API reported DCR responded after being contacted by the manufacturer and has scheduled repairs to be made the week of July 7^{th}.

d. Pool Report –

1. API reported the approved proposal to drain, light acid wash and remove calcium nodules was completed.
2. API discussed pending and closed work orders at the pool area.

e. Park Report – API presented the proposal received from Gametime to upgrade Summerfield Park. The Board agreed to review for any further recommendations and to pursue the project with the City of Sugar Land (CIP) program later in 2025.

f. Clubhouse Report –

1. API reported a proposal had been requested and should be available soon. Once received, the proposal will be emailed to the Board for consideration.
2. API reported the ramp had been ordered and will be installed upon delivery.

g. Newsletter/Website/Sign Report –API reported the website and message boards had been updated. The 3^{rd} edition of the Banner was in process.

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 approved the deed restriction report presented by API including (2) work orders issued for self-help items, (0) extension request, (5) certified letters for non-compliance, (1) unapproved architectural improvements and (2) 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, July 15, 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