

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
November 18, 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 | | | | |
| 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. 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. 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 October 21, 2025, meeting minutes.

Committee Reports:

- a. Architectural Control Committee – API reported in person committee meetings have been held to review and approve applications.
- b. Recreation Committee – The Community Garage Sale was postponed due to weather and held on November 1, 2025. New signs will be needed as two were removed by the City. The Board discussed the Spring Garage Sale for a date in April.
- c. Beautification Committee –
 1. API reported on the Spooktacular Contest and the upcoming Christmas Decorating Contest to be judged the weekend of December 12th.

Treasurer's Report:

- a. Cash Balances – 10/31/2025 \$1,098,388.02
- b. Delinquencies – 10/31/2025 99.43% collected
- c. Review Financial Reports – API presented the monthly financial reports for Board review.
- d. 2026 Budget - The Board approved the proposed 2026 budget.
- e. API reported on the Leasing Rules and Regulations compliance process stating several owners are responding to the announcement received in the assessment billing.

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Management Report:

- a. Correspondence received by Association, Directors, Management – No report.
- b. Association Business and Operations –
 - 1. Scouting America Troop #311 – Mr. Cawthon reported five (5) scouts had registered and recruitment was ongoing.
- c. Common Area Maintenance Report –
 - 1. API presented a proposal received from Signworx for the replacement of the entrance message board signs at a total cost of \$69,604.75. An additional proposal was requested from Hardman Signs.
- d. Pool Report –
 - 1. Mr. Nat Sosienski, Sweetwater Pools, was present to discuss the coping tile replacement proposal. After discussion, the Board approve the proposal (option 1 – porcelain) in the amount of \$19,713. The Board discussed leak detection results and approved the repair to be done at the time the coping tile was being replaced. The plaster will also be acid washed at this time as the water will be drained.
 - 2. API reported the pool light replacement was completed.
- e. Park Report – API reported the application to participate in the City of Sugar Land Fostering Unique Neighborhoods (FUN) Grant Program, was prepared and ready to be submitted with the new proposal received with a price guarantee through February to allow for grant processing.
- f. Clubhouse Report – No report.
- g. Newsletter/Website/Sign Report –API reported the website and message boards had been updated. The 4th edition of the Banner was discussed and will be prepared.

Executive Session

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

- a. Collections
 - 1. Enforcement Action – None
- b. Deed Restriction Report
 - 1. The Board approved the deed restriction report presented by API including (3) work order issued for self-help items, (0) extension request, (1) certified letters for non-compliance, (1) 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, January 20, 2026, 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