

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
August 21, 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				
X	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, new construction on Eldridge and construction plans for Alpha & Omega Int'l Ministries.

Call Business Meeting to Order:

Actions between Meetings:

No action taken.

Approve Minutes of Previous Meeting:

The Board approved the minutes of the July 17, 2018 meeting as written.

Committee Reports:

- a. Crime Watch Committee – No report.
- b. Architectural Control Committee – No report.
- c. Recreation Committee – API reported that the movie night pool party scheduled for August 11th was cancelled due to inclement weather. The Board approved not to reschedule this year as NNO was just around the corner. The Board will discuss adding this event to next year's schedule of events. API presented option for the 2018 National Night Out event scheduled for Tuesday, October 2, 2018. The Board selected CoCo as the movie and the ice cream flavor selections.
- d. Beautification Committee –
 1. Lynn Johnson reported that the Yard of the Month winners had been chosen and will be emailed to API for posting.
 2. API presented options for the purchase of new Christmas decorations for entrances. The Board requested API to get a proposal from Certified Christmas Lights also for entrance lighting.
- e. Communication Committee – No report.

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Treasurer's Report:

- a. Cash Balances – 7/31/2018 \$838,451.11
- b. Delinquencies – 7/31/2018 98.87% collected
- c. Review Financial Reports –
- d. 2019 Budget & Assessments – The Board discussed the preparation of the 2019 budget requesting API budget for pool improvements (furniture, deck and shade structure), clubhouse exterior repairs and painting, and entrance landscape improvements for review at the next board meeting.

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.
 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 was being requested.
 2. The Board approved the proposal submitted by New Image Trees to trim trees in the common areas at a cost of \$3,675.00.
 3. The Board agreed that the construction plans for the new construction on Eldridge Road met the building location currently in progress.
 4. API reported that TxDot responded stating they were not responsible for pressure washing the soundwalls, only to repair damaged panels. The Board instructed API to include the cleaning of the walls with the next pressure washing work order and to try and determine the approximate cost.
- d. Pool Report –
 1. Lifeguard Contract – Trident Pools was not present to discuss lifeguard contract concerns.
 2. Lucille Kalu was present to discuss pool monitor concerns. The Board requested API to place an article in the Barrington Banner asking residents to pick up after their animals as feces was left at the pool entrance gate on two occasions. API reported that a donated refrigerator was delivered to the pool and the old refrigerator was hauled away at a cost of \$250.
 3. The Board discussed two incident reports that occurred at the pool.

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- 4. 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.
- e. Park Report – API reported that the crepe myrtles had started growing back. A work order will be issued to New Image trees to remove under warranty.
- 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, September 18, 2018 at 7:00 P.M. at the clubhouse located at 13318 Rosstown, Su gar 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