

**Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
July 21, 2020**

In attendance:

	Board Members		Management		Guests
X	Phil Rippenhagen, President	X	Angela Connell	X	Officer Gary Reid, 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 (by teleconference for residents).

Call Open Forum to Order:

Officer Reid was not present to report on the months patrol activity and to hear concerns from the residents. One resident was present by teleconference.

Call Business Meeting to Order:

Actions between Meetings:

No action.

Approve Minutes of Previous Meeting:

The Board approved the minutes of the June 16, 2020 meeting as written.

Committee Reports:

- a. Crime Watch Committee – No report.
- b. Architectural Control Committee – No report.
- c. Recreation Committee –
 1. The Board discussed plans for the National Night Out event scheduled for Tuesday, October 6, 2020. The Board again, deferred deciding to postpone or cancel the event and will continue to monitor government guidance relating to gatherings.
- d. Beautification Committee –
 1. Mrs. Lynn Johnson reported the Yard of the Month Contest winners and confirmed the Spooktacular decorating contest would be held in October.

Treasurer's Report:

- a. Cash Balances – 6/30/2020 \$796,019.94
- b. Delinquencies – 6/30/2020 95.95% collected.

- c. Review Financial Reports – API presented the monthly financial reports for Board review.
 1. 2019 Audit – The Board approved the 2019 audit prepared by Barry Wuntch, CPA.

Management Report:

- a. Correspondence received by Association, Directors, Management – No Report.
- b. Association Business and Operations –
 1. Alpha & Omega Int'l Ministries – Mr. Lockwood reported on issues reported by residents relating to the food distribution conducted at the facility. Complaints were received regarding traffic issues, blocked driveways and long lines along both sides of Alston preventing through traffic.
 2. Mr. Lockwood reported on the City of Sugar Land Homeowner Association Maintenance Responsibilities Task Force Committee stating no further information was available at this time.
 3. Mr. Lockwood reported on the continued efforts of the City Census Committee. API reported a letter from Mayor Zimmerman was received requesting assistance with community awareness as the Barrington Place community participation numbers were low. A call was made to the City representative to discuss alternative options. A reminder was placed on all entrance message boards and will be placed in the next newsletter issue.
 4. TownSq App Implementation. API reported continued efforts to promote participation in the TownSq app. API reported there are currently 17 residents are registered.
 5. The Board discussed the postponed annual meeting scheduled for May 21, 2020. The Board agreed to schedule the meeting for November 17th. Plans will be put in place to comply with social distancing and gathering restrictions. Solicitation of candidates will be placed in the next newsletter issue.
- c. Common Area Maintenance Report –
 1. API reported that confirmation of sidewalk, irrigation and landscaping completion had not been received from TX Dot.
 2. API reported the CIP application process was underway to replace the fence along Alston with a stone wall.
- d. Pool Report –
 1. Lifeguard Contract Proposals – No report.
 2. Pool Monitors – No report.

3. API presented an updated Pool Project summary report outlining all known costs and a list of unknown expenses expected for the project. API presented proposals for the re-plaster of the pool. After discussion, the Board approved the proposal submitted by Guerrero's Custom Concrete, LLC. to re-plaster using Diamond Brite plaster in the amount of \$29,000. As the re-plaster will be done in conjunction with the pool project, the Board acknowledged a 10% construction management expense to be payable to JR D Construction as they will be overseeing the work to be done. The Board instructed API to request JR D Construction to insure the warranty on the re-plaster under the pool project contract.
- e. Park Report – No report.
- f. Clubhouse Report – No report.
- g. Newsletter/Website/Sign Report – The Board discussed articles to be placed in the next newsletter. API reported the website and message boards had been updated.

Executive Session

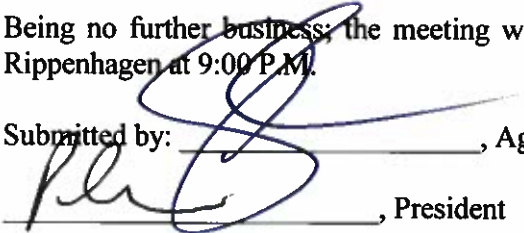
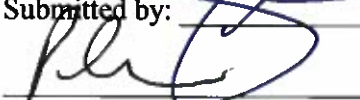

Reconvene in Open Session and Report on Actions Approved During Executive Session.

- a. Collections
 1. Enforcement Action – The Board approved one (1) waiver request and denied one (1) waiver request.
- b. Deed Restriction Report – 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, August 18, 2020 at 7:00 P.M. at the clubhouse located at 13318 Rosstown, Sugar Land, TX 77478 (by teleconference for residents).

Being no further business, the meeting was adjourned by the President, Mr. Phil Rippenhagen at 9:00 P.M.

Submitted by: , Agent Date: 8-18-2020
, President , Secretary