

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
March 18, 2025

In attendance:

Board Members		Management		Guests	
X	Ken Langer, President	X	Joanna Figueroa, 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. Mr. Alex Rodriguez from Ezee Fiber was present to discuss the construction process and service plans offered to Barrington Place residents.

Call Business Meeting to Order:

Actions between Meetings:

No action.

Approve Minutes of Previous Meeting:

The Board deferred reading and approval of the February 18, 2025, meeting minutes.

Committee Reports:

- a. Architectural Control Committee – No report.
- b. Recreation Committee – The Board discussed the Easter Egg Hunt scheduled for April 19, 2025, and the Annual Weenie Roast scheduled for June 28, 2025.
- c. Beautification Committee –
 1. API reported on the upcoming Yard of the Month Contest beginning in April and continuing through September. The Board approved to select (4) winners throughout the neighborhood instead of (1) winner per section.

Treasurer's Report:

- a. Cash Balances – 02/28/2025 \$1,362,679.75
- b. Delinquencies – 02/28/2025 95.86% collected
- c. Review Financial Reports – API presented the monthly financial reports for Board review.

Management Report:

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

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- 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. API reported the annual meeting was scheduled for May 15, 2025. The notice and ballot will be mailed in the April newsletter.
- c.** Common Area Maintenance Report –
 - 1. Mr. Lucas reported a proposal has been received for the replacement of the marquee entrance signs. The proposal will be emailed to API for review.
 - 2. API reported a proposal was requested from JRD Construction to repair the Alston Road wall.
- d.** Pool Report –
 - 1. API provided a list of work orders in progress for pool building/area.
 - 2. The Board approved a proposal submitted by Sweetwater Pools for a light acid wash and removal of calcium nodules for \$1,469.00.
 - 3. The Board reviewed (3) proposals to replace the existing water fountain with a water fountain with ADA bottle-filling single station. The proposal submitted by Sweetwater Pools was approved for \$4,215.00.
 - 4. API reported the pool registration dates will be posted in the April newsletter. The onsite registration date is scheduled for May 17, 2025 12pm-4pm at the clubhouse.
- e.** Park Report – No report.
- f.** Clubhouse Report –
 - 1. API reported the recently installed panels do not adhere to the ceiling and have fallen. An ongoing work order was approved to re-secure fallen sound panels.
 - 2. The clubhouse/pool house paint work order is in progress and will be completed by the week of March 20th.
 - 3. API provided a proposal to replace the clubhouse doors. The Board deferred the proposal and requested a proposal to install a handicap ramp at the back door of the clubhouse (closet to the kitchen).
- g.** Newsletter/Website/Sign Report –API reported the website and message boards had been updated. The 2nd edition of the Banner is scheduled for April.

Executive Session

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

- a.** Collections
 - 1. Enforcement Action – The Board approved (2) waiver requests.
- b.** Deed Restriction Report
 - 1. The Board approved the deed restriction report presented by API including (1) work order issued for self-help items, (1) extension request, (2) certified letters for non-compliance, (5) unapproved architectural improvements and (0) accounts to be sent for legal action.

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Set Date, Time, and Agenda of Next Meeting/Adjournment

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