

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
March 9, 2021

In attendance:

	Board Members		Management		Guests
	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				
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 Vice-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 (by teleconference for residents).

Call Open Forum to Order:

Officer Reid was present by teleconference to report on the months patrol activity and to hear concerns from the residents. Several residents were present to discuss general business of the association.

Call Business Meeting to Order:

Actions between Meetings:

No action.

Approve Minutes of Previous Meeting:

The Board approved the minutes of the January 19, 2021 meeting.

Committee Reports:

- a. Crime Watch Committee – No report.
- b. Architectural Control Committee – The Board discussed review of the current ACC Guidelines for needed updates. API reported information regarding limewashing vs. painting of brick was ready for review.
- c. Recreation Committee – No report.
- d. Beautification Committee –
 1. API reported the Yard of the Month contest would begin in April.

Treasurer's Report:

- a. Cash Balances – 2/28/2021 \$835,824.41
- b. Delinquencies – 2/28/2021 95.857% collected.
- c. Review Financial Reports – API presented the monthly financial reports for Board review. API also reported the 2020 audit process had begun.

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 no issues currently.
 2. City of Sugar Land Homeowner Association Maintenance Responsibilities Task Force Committee – Mr. Lockwood reported the last meeting was cancelled. The Board approved the ROW Landscape Agreement with the City of Sugar Land.
 3. TownSq App Implementation. API reported continued efforts to promote participation in the TownSq app. Current number of participants is 276. API reported the Owner Forum function of Townsq was the next feature to be implemented. API is preparing forum guidelines for Board review and approval. API also reported the email blast transition will begin in April and scheduled to end May 31, 2021.
- c.** Common Area Maintenance Report –
 1. API reported several cluster boxes had been reported as damaged by residents. The Matlodge post office has referred residents to the HOA therefore a report has been submitted to the supervisor with USPS as the cluster boxes are the responsibility of USPS.
 2. API reported a meeting the City of Sugar Land approved the JCIP application and has requested the process of obtaining and submitting the required survey and easement authorizations begin. API will schedule a conference with the contractor to discuss the process and to establish a timeline to complete.
 3. API reported on the landscape contract transition stating the new landscaper was continuing his efforts to clean up storm damage and prepare beds for spring color. API reported only minimal damage to the irrigation system. Only one PVB repair was reported so far.
- d.** Pool Report –
 1. 2021 Pool Season – After discussion, the Board agreed to begin review of pool operation procedures for the season. API reported an information package will be provided with recommendations received from the insurance agent, association attorney and pool company is for review. Mrs. Lucille Kalu will be included in this process as the pool monitor supervisor.
 2. Lifeguard Contract Proposals – API reported proposals had been requested.
 3. The Board signed the letter agreement presented by Pools by Dallas stating Pools by Dallas has no maintenance responsibility for the splashpad.

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
March 9, 2021
Page -3-

4. API presented an updated Pool Project report stating a preliminary inspection had been done. A final inspection will be scheduled once next week.
5. API reported completion of the landscape and irrigation work was underway.
- e. Park Report – API reported proposals were being requested to install mulch at the playground.
- f. Clubhouse Report –
 1. API reported the replacement of both a/c units was pending completion.
 2. API reported only minor storm damage to the pipes at the clubhouse.
- g. Newsletter/Website/Sign Report –API reported the website and message boards had been updated. The Board discussed items to be included in the next newsletter to include the annual meeting information and spring ACC reminders.

Executive Session

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

- a. Collections
 1. Enforcement Action – The Board approved one (1) and denied one (1) waiver requests.
- b. Deed Restriction Report – The Board approved the deed restriction report presented by API including (1) work order issued for self-help items, (1) extension requests, (9) certified letters for non-compliance and (0) 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, March 30, 2021 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 Vice-President, Mr. Ken Langer at 9:00 P.M.

Submitted by: _____, Agent Date: _____

_____, President _____, Secretary