

**Barrington Place Homeowners Association, Inc.  
Board of Directors Meeting Minutes  
February 18, 2020**

**In attendance:**

Board Members		Management		Guests	
X	Phil Rippenhagen, President	X	Angela Connell	X	Officer Gary Reid, City of Sugar Land
	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.

**Call Open Forum to Order:**

Officer Reid was present to report on the months patrol activity and to hear concerns from the residents. Several residents were present to discuss general association business. A concern was raised regarding the lack of maintenance of the basketball goals at the Barrington Place Elementary. Mr. Lockwood has made contact with the Principal regarding this concern.

**Call Business Meeting to Order:**

**Actions between Meetings:**

No action taken.

**Approve Minutes of Previous Meeting:**

The Board approved the minutes of the January 21, 2019 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 Easter Egg Hunt scheduled for April 11<sup>th</sup> to be held at Slockett Park. The Board requested API solicit prices to add a face painter for the event.
  2. The Board discussed plans for the 22<sup>nd</sup> Annual Weenie Roast to be held May 16<sup>th</sup>. After discussion, the Board scheduled a rain/construction delay date of May 30<sup>th</sup> as this year would include the opening of the splash pad.
- d. Beautification Committee –
  1. Mrs. Lynn Johnson reported the Yard of the Month Contest would begin in May.

**Treasurer's Report:**

- a. Cash Balances – 1/31/2020 \$1,031,974.61
- b. Delinquencies – 1/31/2020 94.18% 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.
- b. Association Business and Operations –
  1. Alpha & Omega Int'l Ministries – Mr. Lockwood reported no issues at this time.
  2. Mr. Lockwood reported on the City of Sugar Land Homeowner Association Maintenance Responsibilities Task Force Committee stating the committee was continuing to explore the Landscape Reimbursement Program in regards to services and costs.
  3. Mr. Lockwood reported on the continued efforts of the City Census Committee.
  4. Management Company Software Change – API reported on the software change reporting additional information on the TownSq app for all owners and residents would be ready for review and distribution to the residents with a target start date of April 1.
  5. The Board discussed the annual meeting scheduled for May 21, 2020.
- 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 West Airport median was altered due to the new business being constructed across from the entrance. Communication was ongoing with the City of Sugar Land and the construction company to ensure all landscaping, irrigation and curb maintenance was satisfactorily completed.
  3. API reported the bulletin board was damaged when the lights were replaced. Wood Electric will make the repairs.
  4. 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 – API presented proposals for the 2020 lifeguard contract. Interviews will be scheduled in the first part of March.
  2. Pool Monitors – Mrs. Lucille Kalu was present to discuss hiring of pool monitors for the 2020 pool season. API reported an application advertisement was submitted to the Fort Bend Star.

3. The Board requested API to order signs for the pool registration dates to be posted at the entrances, pool and clubhouse.
4. API presented an updated Pool Project summary report outlining all known costs and a list of unknown expenses expected for the project. The Board approved the following;
  - Tile/Coping Colors
    - Tile – Cobalt Blue
    - Coping – Champagne / Eased Edge
      - The Board requested a price for the Hand-tumbled look for the coping.
    - Fence change order to add a gate to access the clubhouse back yard. Additional cost \$622.
    - Revised drainage proposal for area between clubhouse and pool area \$5,670.34 (T & M not to exceed).
    - Tree removal proposal submitted by Urban Forrester's \$3,390.00.
  - e. Park Report – No report.
  - f. Clubhouse Report –
    1. API reported the front doors of the clubhouse had been repainted.
  - g. Newsletter/Website/Sign Report – No report.

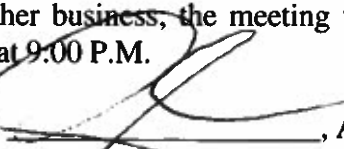
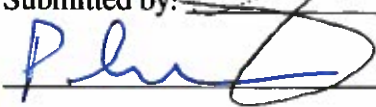
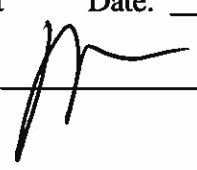
#### **Executive Session**

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

- a. Collections
  1. Enforcement Action – No action.
- b. Deed Restriction Report – The Board approved the deed restriction report presented by API reflecting approval to forward one (1) property to the association attorney for enforcement.

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

The next Board of Director's meeting is scheduled for Tuesday, March 17, 2020 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. Phil Rippenhagen at 9:00 P.M.

Submitted by:  , Agent      Date: 6-16-2020  
 , President       , Secretary