

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
October 17, 2023

In attendance:

Board Members		Management		Guests	
X	Ken Langer, President	X	Angela Connell, 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				
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. 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 and to hear concerns from the residents. Many residents were present to discuss concerns with the Mosque Representatives regarding the CUP for the 13130 Alston development.

Call Business Meeting to Order:

Actions between Meetings:

No action.

Approve Minutes of Previous Meeting:

The Board deferred approval of the minutes of the August 16, 2023, and September 19, 2023 meetings.

Committee Reports:

- a. Architectural Control Committee – No report.
 - 1. Recreation Committee – No report.
- b. Beautification Committee –
 - 1. API reported on the upcoming Spooktacular decorating contest to be judged on Saturday, October 21st.

Treasurer's Report:

- a. Cash Balances – 9/30/2023 \$780,647.35
- b. Delinquencies – 9/30/2023 98.80% collected
- c. Review Financial Reports – API presented the monthly financial reports for Board review. The Board approved the 2022 audit draft and engagement letter for the 2023-2024 audit and tax return presented by Barry Wuntch, CPA.
- d. 2024 Budget – The Board deferred approval of 2024 budget.

Management Report:

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

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
October 17, 2023
Page -2-

- b.** Association Business and Operations –
 - 1. API reported responses and information continued to be received to the approved Barrington Place Homeowners’ Association Leasing Rules and Regulations Policy mailing.
 - 2. API reported the electricity contract was renewed with Engie for 18 months at a rate of .09557.
 - 3. The Board discussed the steps taken to address the concerns of the community regarding the Conditional Use Permit (CUP) application by Faizan-e-Madinah to develop the property at 13130 Alston adjacent to parts of Barrington Place HOA. (timeline of activity attached)
- c.** Common Area Maintenance Report –
 - 1. API reported proposals were requested for options to replace the landscape border at the Barrington Place Drive entrance.
 - 2. API reported no further information had been received regarding the USPS mailbox repair/replacement dilemma. API reported the City of Sugar Land had submitted a request for assistance to the office of Congressmen Nehls.
- d.** Pool Report –
 - 1. API reported a credit was forthcoming from Sweetwater Pools for days the pool was closed due to lifeguard shortage.
 - 2. API reported the end of season cleanup and walkthrough had been scheduled along with the winterization of the splashpad.
- e.** Park Report – No report.
- f.** Clubhouse Report – The Board discussed the work order to reinstall the fallen No report.
- g.** Newsletter/Website/Sign Report –API reported the website and message boards had been updated. API presented the 4th edition of the Barrington Banner proof.

Executive Session

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

- a.** Collections
 - 1. Enforcement Action – The Board approved (1) waiver request.
- b.** Deed Restriction Report
 - 1. The Board approved the deed restriction report presented by API including (4) work orders issued for self-help items, (0) extension request, (6) certified letters for non-compliance, (0) unapproved architectural improvements and (2) 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, November 21, 2023, 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 8:00 P.M.

Submitted by: _____, Agent Date: _____

_____, President _____, Secretary