

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
October 21, 2025

In attendance:

Board Members		Management		Guests	
X	Ken Langer, President	X	Angela Connell, MASC Austin Properties, Inc.		Officer Gary Reid, City of Sugar Land
X	James Lucas, Vice-President				
	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 not present to report on the month’s patrol activity. Several residents were present to discuss general business of the community.

Call Business Meeting to Order:

Actions between Meetings:

No action.

Approve Minutes of Previous Meeting:

The Board approved September 16, 2025, meeting minutes.

Committee Reports:

- a. Architectural Control Committee – API reported the new committee members are active, and applications were being processed. API suggested having weekly or bi-weekly meetings to establish committee procedures.
- b. Recreation Committee – The Community Garage Sale is scheduled for October 25, 2025 with a rain date of November 1, 2025.
- c. Beautification Committee –
 1. API reported on the Yard of the Month Contest and the upcoming Spooktacular Contest to be held in October.

Treasurer’s Report:

- a. Cash Balances – 09/30/2025 \$1,048,553.06
- b. Delinquencies – 09/30/2025 99.43% collected
- c. Review Financial Reports – API presented the monthly financial reports for Board review.
- d. 2026 Budget & Assessments - The Board deferred approval of 2026 budget.

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Management Report:

- a. Correspondence received by Association, Directors, Management – No report.
- 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. Scouting America Troop #311 – API reported the troop held a recruitment meeting at the clubhouse.
 - 3. The Board approved the updated management agreement with MASC Austin Properties, Inc.
- c. Common Area Maintenance Report –
 - 1. API reported additional proposals were requested for the replacement of the entrance message board signs.
- d. Pool Report –
 - 1. The Board discussed the pool procedures and operations. The splashpad had been winterized. API reported the persistent algae was being addressed by Sweetwater.
 - 2. API reported the pool light replacement was scheduled for the coming week.
- e. Park Report – API reported to be eligible to participate in the City of Sugar Land Fostering Unique Neighborhoods (FUN) Grant Program, you could not have contracted or paid for the improvement. A new proposal has been requested with a price guarantee through February to allow for grant processing. API reported the grant offered through GameTime would no longer be available.
- f. Clubhouse Report – No report.
- g. Newsletter/Website/Sign Report –API reported the website and message boards had been updated. The 4th edition of the Banner was discussed and will be prepared.

Executive Session

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

- a. Collections
 - 1. Enforcement Action – None
- b. Deed Restriction Report
 - 1. The Board approved the deed restriction report presented by API including (3) work order issued for self-help items, (0) extension request, (3) certified letters for non-compliance, (1) 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 18, 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