

**Barrington Place Homeowners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**September 17, 2024**

**In attendance:**

Board Members		Management		Guests	
<b>X</b>	<b>Ken Langer, President</b>	<b>X</b>	<b>Angela Connell, MASC Austin Properties, Inc.</b>	<b>X</b>	<b>Officer Gary Reid, City of Sugar Land</b>
<b>X</b>	<b>James Lucas, Vice-President</b>				
	<b>Lynn Johnson, Secretary</b>				
<b>X</b>	<b>Alfred Lockwood, Treasurer</b>				
	<b>Melanie Cockrell, at large</b>				

(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. Six (6) residents were present to discuss issues related to the Conditional Use Permit (CUP) application by Faizane-Madinah to develop the property at 13130 Alston and other general business of the community.

**Call Business Meeting to Order:**

**Actions between Meetings:**

No action.

**Approve Minutes of Previous Meeting:**

The Board approved the minutes of the August 7, 2024 meeting.

**Committee Reports:**

- a. Architectural Control Committee – No report.
- b. Recreation Committee – No report.
- c. Beautification Committee –
  - 1. API reported on the Yard of the Month Contest and the Spooktacular Contest to be held in October.

**Treasurer’s Report:**

- a. Cash Balances – 08/30/2024 \$984,137.34
- b. Delinquencies – 08/30/2024 98.5% collected
- c. Review Financial Reports – API presented the monthly financial reports for Board review.

- d. After discussion, the Board approved the 2025 assessments at \$800.00 with a discount of \$400 (\$400 – discounted assessment amount) for owners paying the assessment by January 31, 2025, with no carryover balance. If applicable, owners must also comply with the “Leasing Rules and Regulations Policy.” The Board deferred approval of 2025 budget.

**Management Report:**

- a. Correspondence received by Association, Directors, Management – No report.
- 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. Mr. Langer reported 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.
  3. API reported the insurance claim for damages to the pool awnings was in process.
- c. Common Area Maintenance Report – No report.
- d. Pool Report –
  1. API reported proposals were being solicited for lifeguards and pool monitors for 2025 pool season.
  2. API reported proposals to replace the coping tile had been requested. A proposal to drain and acid wash the stain from the pool will also be requested.
  3. API reported winterization of the splashpad was requested. The repainting of the splashpad will be scheduled for February 2025.
- e. Park Report – No report.
- f. Clubhouse Report –
  1. API reported installation of the sound panels will be scheduled.
  2. The Board requested a proposal be requested 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 final draft of the 3<sup>rd</sup> edition of the Banner was approved.

**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
  1. The Board approved the deed restriction report presented by API including (7) work orders issued for self-help items, (1) extension request, (7) certified letters for non-compliance, (15) unapproved architectural improvements and (1) 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, October 22, 2024, 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