

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
March 19, 2024

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				
	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 the minutes of the February 20, 2024, meeting.

Committee Reports:

- a. Architectural Control Committee – No report.
- b. Recreation Committee – The Board discussed the Easter Egg Hunt scheduled for March 30, 2024, and the Annual Weenie Roast scheduled for June 29, 2024.
- c. Beautification Committee –
 - 1. API reported on the upcoming Yard of the Month Contest beginning in April and continuing through September.

Treasurer’s Report:

- a. Cash Balances – 02/29/2024 \$1,131,551.54
- b. Delinquencies – 02/29/2024 96.36% 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.

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- 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. API reported reminder notices are being sent to non-compliant owners.
 - 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. Mr. Langer reported the new TIA documents had been requested and discussions were held with the City of Sugar Land regarding the same. Updated information will be posted to Townsq.
 - 3. API reported the annual meeting was scheduled for May 16, 2024. Two (2) two-year positions are available for election. API presented the nominating committee report reflecting Ken Langer and Al Lockwood as candidates. No further candidates had been submitted. The notice and ballot will be mailed in the April newsletter.
- c.** Common Area Maintenance Report –
 - 1. API reported proposals were requested of the new landscape company for options to replace the landscape border at the Barrington Place Drive entrance. API reported the entrance had been hit by a vehicle with a work order issued to have the blocks re-laid.
 - 2. API reported the tree trimming contract was submitted and pending completion.
- d.** Pool Report –
 - 1. API reported the maintenance transition of the pool was scheduled for April 2024.
 - 2. API reported an inspection will be scheduled for any work orders needed for pool opening. The opening of the splashpad will also be scheduled for late April.
 - 3. API reported further inspection of the pool plaster indicated a calcium buildup on the plaster that was able to be removed with acid washing. The calcium buildup was determined to be due to lack of proper chemical maintenance. A meeting was scheduled with Sweetwater Pools to determine a method of repair and ongoing maintenance needs.
 - 4. API reported the pool registration dates will be posted in the April newsletter.
- e.** Park Report – No report.
- f.** Clubhouse Report –
 - 1. The Board discussed the purchase and installation of new sound panels.
 - 2. The Board requested a proposal be requested to install a handicap ramp at the back door of the clubhouse (closet to the kitchen).

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- g. Newsletter/Website/Sign Report –API reported the website and message boards had been updated. The 2nd edition of the Banner is scheduled for April.

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 (10) work orders issued for self-help items, (0) extension request, (6) certified letters for non-compliance, (1) unapproved architectural improvements 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, April 16, 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