

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
June 19, 2018

In attendance:

	Board Members		Management		Guests
X	Phil Rippenhagen, President	X	Angela Connell	X	Officer Eric Babnew, City of Sugar Land
X	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 Eric Babnew 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. Representatives of Alpha & Omega Int'l Ministries were present to discuss construction plans to replace the small older church building. Public hearings would be scheduled as a conditional permit was required. Several past and future concerns were discussed. Representatives stated that they would be in contact once plans were ready to be presented and hoped to have better communication with the community.

Call Business Meeting to Order:

Actions between Meetings:

No action taken.

Approve Minutes of Previous Meeting:

The Board approved the minutes of the April 17, 2018 and May 17, 2018 (annual) meetings as written.

Committee Reports:

- a. Crime Watch Committee – No report.
- b. Architectural Control Committee – No report.
- c. Recreation Committee – API reported that the 20th Annual Weenie Roast held Saturday, May 12th had a great turnout and beautiful weather. June 28th has been confirmed as the Barrington Place Skeeter's night. The Board approved to have a movie night "Jaws on the Water" at the pool with the movie screen being donated by Trident Pools on Saturday, August 11th from 8-11 pm. API will begin making preparations and bring for board review at

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the next meeting. API reported that National Night Out was scheduled for Tuesday, October 2, 2018 7-9 pm. API will begin making preparations and bring for board review at the next meeting.

- d. Beautification Committee –
 - 1. Lynn Johnson reported that the Yard of the Month winners had been chosen and will be emailed to API for posting.
- e. Communication Committee – No report.

Treasurer's Report:

- a. Cash Balances – 5/31/2018 \$829,895.31
- b. Delinquencies – 5/31/2018 98.40% collected
- c. Review Financial Reports –
- d. 2017 Audit – The Board approved the 2017 audit prepared by Barry Wuntch, CPA.

Management Report:

- a. Correspondence received by Association, Directors, Management - None.
- b. Association Business and Operations –
 - 1. API reported no further information had been received regarding the concerns with FBISD school closures, specifically Barrington Place Elementary.
 - 2. Al Lockwood reported that the noise was still a minor issue with the Alpha & Omega Int'l Ministries church. As previously mentioned in the minutes, representatives of Alpha & Omega Int'l Ministries were present to discuss construction plans to replace the small older church building. Public hearings would be scheduled as a conditional permit was required. Several past and future concerns were discussed. Representatives stated that they would be in contact once plans were ready to be presented and hoped to have better communication with the community.
 - 3. Election of Officers was conducted as follows; President – Phil Rippenhagen, Vice-President – Ken Langer, Secretary – Lynn Johnson, Treasurer – Alfred Lockwood, At Large – Melanie Cockrell. Mrs. Rita Polhemus and Mrs. Vivianne Lucas were appointed to the 2019 nominating committee.
 - 4. API reported the association insurance policy renewed on May 15, 2018. An additional volunteer accident policy is now being offered to cover board and committee members. The Board elected not to add the policy.
- c. Common Area Maintenance Report –
 - 1. API reported that additional landscape replacement/installation would be considered in the fall due to the summer heat.

2. API reported that construction had begun on the 1.73 acres on Eldridge Road.
- d. Pool Report –
1. Lifeguard Contract – Trident Pools was present to discuss lifeguard contract concerns. The Board approved the hiring of a third guard during the high volume times.
 2. Lucille Kalu was present to discuss pool monitor concerns.
 3. The Board approved the proposal submitted by Best Plumbing to replace the water fountain at the pool at a cost of \$2,175.93.
 4. API reported that the approved work to install drainage and sidewalk improvements in the low area between the pool and clubhouse was delayed until after pool season.
- e. Park Report – API reported the sign light had been repaired.
- f. Clubhouse Report – API reported that a proposal was requested for the exterior painting of the clubhouse.

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. Enforcement Action – The Board approved the deed restriction report presented by API.
- c. The Board discussed recent incidents that occurred at the pool with Boy Scout Troop 23.

Set Date, Time and Agenda of Next Meeting/Adjournment

The next Board of Director's meeting is scheduled for Tuesday, July 17, 2018 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: _____

_____, President

_____, Secretary