

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
June 21, 2022

In attendance:

Board Members		Management		Guests	
X	Ken Langer, President	X	Angela Connell Figueroa, MASC Austin Properties, Inc.		Officer Gary Reid, City of Sugar Land
X	James Lucas, Vice-President			X	Stephen Rabbs, Sweetwater Pools, Inc.
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 months patrol activity and to hear concerns from the residents. No residents were present.

Call Business Meeting to Order:

Election of Officers was conducted as follows; President – Ken Langer, Vice President – James Lucas, Secretary - Lynn Johnson, Treasurer - Alfred Lockwood, At Large - Melanie Cockrell.

Actions between Meetings:

The Board ratified the approval of the pool maintenance contract submitted by Hunter Pools at a monthly cost of \$1,083.33 as Pools by Dallas had submitted notice of cancellation effective May 21, 2022.

Approve Minutes of Previous Meeting:

The Board approved the minutes of the April 19, 2022, and May 19, 2022 (annual) meetings.

Committee Reports:

- a. Crime Watch Committee – No report.
- b. Architectural Control Committee – No report.
- c. Recreation Committee – The Board discussed plans for the Annual Weenie Roast to be held June 25th.
- d. Beautification Committee –
 1. API reported the yard of the month contest was underway.

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Treasurer's Report:

- a. Cash Balances – 5/31/2022 \$758,625.68
- b. Delinquencies – 5/31/2022 98.2% collected.
- c. Review Financial Reports – API presented the monthly financial reports for Board review.

Management Report:

- a. Correspondence received by Association, Directors, Management – None.
- b. Association Business and Operations –
 1. API reported the management certificate has been filed with TREC.
 2. API reported the association insurance policies renewed May 15, 2022, with only a slight increase.
- c. Common Area Maintenance Report –
 1. API reported on the Alston Road fence project, stating consents were being returned. One consent is pending. API also reported material staging was scheduled to begin June 23rd and construction the following week. Notice to residents was being made through email, Townsq, postings at Summerfield Park and the clubhouse, and by door drop-off.
- d. Pool Report –
 1. Sweetwater representative was present to report on pool operations.
 2. Hunter Pool representative was present to report on pool maintenance operations. Chemical reading procedures have been stabilized along with the new liquid chlorine system.
 3. Lucille Kalu was present to discuss pool monitor concerns. After discussion, the Board approved to terminate the contract of a pool monitor as he demonstrated insubordination and poor work ethics. The Board also approved to increase the hourly rate for Lance Tenorio to \$12.00 per hour.
 4. API reported paint had been ordered to repaint the splashpad and would be provided as soon as available.
- e. Park Report –
 1. The Board approved the purchase of a bench for the dedication to Phil Rippenhagen. The bench along with a tree will be planted to honor Mr. Rippenhagen at a ceremony to be scheduled.
- f. Clubhouse Report – No report.
- g. Newsletter/Website/Sign Report –API reported the website and message boards had been updated.

Executive Session

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

- a. Collections
 1. Enforcement Action – No action.

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- 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 requests, (17) certified letters for non-compliance and (3) account 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, July 19, 2022, 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 9:00 P.M.

Submitted by: _____, Agent

Date: _____

_____, President

_____, Secretary