

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
November 20, 2018

In attendance:

| Board Members | | Management | | Guests |
|---------------|-----------------------------|------------|----------------|--|
| X | Phil Rippenhagen, President | X | Angela Connell | Officer Eric Babnew, City of Sugar Land |
| X | Ken Langer, Vice-President | | | |
| 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. 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 not present. Several residents were present to discuss general association business.

Call Business Meeting to Order:

Actions between Meetings:

No action taken.

Approve Minutes of Previous Meeting:

The Board approved the minutes of the September 18, 2018 meeting as written.

Committee Reports:

- a. Crime Watch Committee – No report.
- b. Architectural Control Committee – No report.
- c. Recreation Committee – API reported the total cost of the 2018 National Night Out event scheduled for Tuesday, October 2, 2018 was \$1,349.99. The Board discussed planning of the Christmas Party to be held on December 18, 2018. The Board was pleased to find out that a surprise visit from Santa Claus was in store for the guests.
- d. Beautification Committee –
 1. API reported that the Christmas lights were scheduled to be installed within the next couple of weeks. Once they have been installed, any repairs needed to the electrical outlets will be reported.
 2. New signs were approved to order for the Christmas Decorating Contest to be held the weekend of the 15th.
- e. Communication Committee – No report.

Treasurer's Report:

- a. Cash Balances – 10/31/2018 \$757,456.71
- b. Delinquencies – 10/31/2018 99.89% collected
- c. Review Financial Reports –
- d. 2019 Budget – The Board deferred approval of the 2019 budget pending final preparation.

Management Report:

- a. Correspondence received by Association, Directors, Management - None.
- b. Association Business and Operations –
 1. Alpha & Omega Int'l Ministries – No report.
 2. Barrington Place Elementary – No report.
- c. Common Area Maintenance Report –
 1. API presented proposals for landscape maintenance and seasonal color installation. After consideration, the Board approved the proposal submitted by Certified Landscapes at a monthly expense of \$1,723.33 to be effective January 1, 2019. The Board requested API to send a 30 day notice of cancellation to Green Earth Landscape and Visionscapes. API will meet with the representative from Certified to inspect the common areas and immediate needs prior to the start date.
 2. Entrance landscape improvement proposals will be requested for each area.
 3. API reported that the City of Sugar Land would be performing tree inspections in February 2019. An article was requested from the City to place in the newsletter.
 4. The Board approved the City of Sugar Land ROW landscaping maintenance contract renewal.
- d. Pool Report –
 1. Lifeguard Contract – API reported that lifeguard proposals will be solicited after the first of the year for the 2019 pool season.
 2. Pool Monitors – API reported that the application process will begin after the first of the year with an article being placed in the newsletter requesting interested persons to submit an application. API will confirm the return of the current monitors for the 2019 pool season.
 3. 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.
 4. The Board approved the pool maintenance contract renewal with Bratton Pools with no cost increase.
 5. Charles Austin and Benjamin Pace were present to discuss options for the replacement of the pool deck and shade structures. A meeting was scheduled to meet at the pool area for further discussion. API will request an arborist attend the meeting to determine any concerns with the Live Oak tree in the area as it has lifted the existing deck.

6. The Board discussed options for the replacement of the pool furniture. Trident Pools will provide a count of reusable furniture for further consideration.
- e. Park Report – No report.
- f. Clubhouse Report – The Board approved the proposal submitted by JR. D Construction to repair siding, paint and install new gutters at the clubhouse at a cost of \$10,160.00. The Board also discussed options for providing a baby changing station in the restrooms.

Executive Session

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

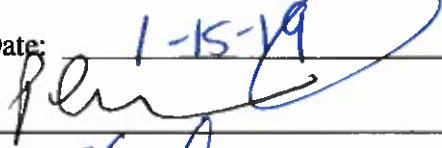
- a. Collections
 1. Enforcement Action – No action.
- b. Deed Restriction Report –
 1. Enforcement Action – The Board met with an owner regarding a deed restriction dispute. The Board approved the deed restriction report presented by API.

Set Date, Time and Agenda of Next Meeting/Adjournment

The next Board of Director's meeting is scheduled for Tuesday, January 15, 2019 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: 1-15-19
 _____, President

 _____, Secretary