

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
April 15, 2025

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				
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. 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. 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 February 18, 2025, and March 18, 2025, meeting minutes.

Committee Reports:

- a. Architectural Control Committee – No report.
- b. Recreation Committee – The Board discussed the Easter Egg Hunt scheduled for April 19, 2025, and the Annual Weenie Roast scheduled for June 28, 2025.
- c. Beautification Committee –
 1. Lynn Johnson reported on the Yard of the Month Contest.

Treasurer's Report:

- a. Cash Balances – 03/31/2025 \$1,266,320.10
- b. Delinquencies – 03/31/2025 96.67% collected
- c. Review Financial Reports – API presented the monthly financial reports for Board review. API reported the 2024 tax return had been signed and filed.
- d. API reported on the transfer of funds from Merrill Lynch in the CDARS program at Newfirst National Bank.

Management Report:

- a. Correspondence received by Association, Directors, Management – No report.

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- b.** Association Business and Operations –
 - 1. Mr. Langer reported no new updates 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.
 - 2. API submitted the nomination report reflecting three (3) two-year terms available for election with Mrs. Lynn Johnson Position 1, Mrs. Melanie Cockrell Position 2, and Mr. James Lucas Position 3 running for reelection at the annual meeting scheduled for May 15, 2025. The notice and ballot will be mailed in the April newsletter.
- c.** Common Area Maintenance Report –
 - 1. The Board discussed the proposal received for the replacement of the marquee entrance signs. API will get options more similar to the current design for further consideration.
 - 2. API reported a proposal was requested from JRD Construction to repair the Alston Road wall. API also reported that the manufacturer would not release pricing to JRD Construction as they were not the original contractor. A call was made to the manufacturer requesting the pricing be released as the original contractor, DCR Building was not responding to requests for over a 3 month period. A response was pending.
- d.** Pool Report –
 - 1. API provided a list of work orders in progress for pool building/area.
 - 2. API reported the approved proposal to drain, light acid wash and remove calcium nodules was being scheduled and assured by Sweetwater Pools to be completed prior to pool opening.
 - 3. API reported the water fountain had been replaced as approved.
 - 4. API reported the pool registration dates will be posted in the April newsletter. The onsite registration date is scheduled for May 17, 2025 12pm-4pm at the clubhouse.
 - 5. API reported the pool house had been painted as approved.
- e.** Park Report – No report.
- f.** Clubhouse Report –
 - 1. API reported the recently installed panels do not adhere to the ceiling and have continued to fall. The Board approved to have the panels removed and a soundproofing company contacted for a proposal.
 - 2. API reported the clubhouse had been painted as approved.
 - 3. API provided a proposal to replace the clubhouse doors. The Board deferred the proposal. API reported the ramp had been ordered and will be installed upon delivery.
- g.** Newsletter/Website/Sign Report –API reported the website and message boards had been updated. The 2nd 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 – The Board denied (1) waiver request.

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b. Deed Restriction Report

1. The Board approved the deed restriction report presented by API including (0) work order issued for self-help items, (2-denied) extension request, (15) certified letters for non-compliance, (1) unapproved architectural improvements and (1) 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, June 15, 2025, 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 8:15 P.M.

Submitted by: _____, Agent Date: _____

_____, President _____, Secretary