

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

**In attendance:**

	<b>Board Members</b>		<b>Management</b>		<b>Guests</b>
<b>X</b>	<b>Phil Rippenhagen, President</b>	<b>X</b>	<b>Angela Connell</b>	<b>X</b>	<b>Officer Eric Babnew, City of Sugar Land</b>
<b>X</b>	<b>Ken Langer, Vice-President</b>				
<b>X</b>	<b>Lynn Johnson, Secretary</b>				
<b>X</b>	<b>Alfred Lockwood, Treasurer</b>				
	<b>Melanie Cockrell, At Large</b>				

(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 issues relating to traffic issues within the community and to request information and updates to Slockett Park. The Board informed the homeowner that the park was owned by the City of Sugar Land and all requests for improvements must be made to the Parks Department. It was also suggested that he contact Councilman Porter regarding concerns with misinformation received from the City.

**Call Business Meeting to Order:**

**Actions between Meetings:**

No action taken.

**Approve Minutes of Previous Meeting:**

The Board approved the minutes of the November 21, 2017 meeting as written.

**Committee Reports:**

- a. Crime Watch Committee – No report.
- b. Architectural Control Committee – No report.
- c. Recreation Committee – API reported a good attendance and great time was had at the Christmas Party held on December 19, 2017. API also reported that the Christmas Decorating Contest winners had been selected, signs placed and gift cards sent to the winners. The Board scheduled the Easter Egg Hunt for March 31<sup>st</sup> to be held at Slockett Park beginning at 11:00 am. API will arrange for eggs, prizes and the Easter Bunny. API presented the Skeeter’s schedule for consideration of a Barrington Place Skeeter’s night. The Board approved to schedule the 20<sup>th</sup> Annual Weenie Roast for Saturday, May 12<sup>th</sup>. API will begin getting the party plans together.

**Barrington Place Homeowners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**February 20, 2018**  
**Page -2-**

- d. Beautification Committee –
  - 1. Lynn Johnson reported that the Yard of the Month judging will begin in May.
- e. Communication Committee – No report.

**Treasurer's Report:**

- a. Cash Balances – 1/31/2018 \$892,473.70
- b. Delinquencies – 1/31/2018 91.87% collected
- c. Review Financial Reports – No report.

**Management Report:**

- a. Correspondence received by Association, Directors, Management - None.
- b. Association Business and Operations –
  - 1. Al Lockwood reported that the noise was beginning to be an issue again.
- c. Common Area Maintenance Report –
  - 1. API reported that an onsite inspection was conducted with the City of Sugar Land permit inspectors who confirmed that the irrigation for the strip center was not crossed or interfering with the community system. After discussion, the Board approved to work order Wood Electric to restore electricity to the entrance and to work order Green Earth Landscape to restore irrigation to the entrance. The Board requested a sleeve or barrier be placed on the irrigation lines near the curb that is exposed to large truck damage. The board also approved the work order submitted by Visionscapes to remove and replace the landscape border at the West Belfort Entrance and replace shrubbery at the pool and clubhouse areas at a cost of \$3,925.00. The Board also approved the proposal submitted by New Image Trees to remove damaged trees at the pool area and Summerfield Park at a cost of \$1,000.00. No further concerns were noted at the strip center of gas station. Code enforcement has been addressing all prior reported concerns.
  - 2. API reported the work to replace the slab of the West Airport bulletin sign had been completed with only electrical issues pending.
  - 3. API reported that additional proposals were forthcoming for landscape improvements to the West Airport and Nantucket entrances for review.
  - 4. API reported that no further information had been received regarding the 1.73 acres on Eldridge Road.
  - 5. The Board approved the mosquito fogging contract renewal submitted by Cypress Creek Pest Control.

**Barrington Place Homeowners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**February 20, 2018**  
**Page -3-**

- d. Pool Report –
  - 1. Lifeguard Contract – The Board requested API solicit lifeguard proposals for the 2018 pool season.
  - 2. The Board approved the pool maintenance renewal contract submitted by Bratton Pools.
  - 3. API reported requested information for the proposed drainage and sidewalk improvements for the low area between the pool and clubhouse was pending.
- e. Park Report – The Board approved to remove the mis-shaped old crepe myrtles at Summerfield Park.
- f. Clubhouse Report – No report.

**Executive Session**

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

- a. Collections
  - 1. Enforcement Action – None.
- b. Deed Restriction Report –
  - 1. Enforcement Action – None.

**Set Date, Time and Agenda of Next Meeting/Adjournment**

The next Board of Director's meeting is scheduled for Tuesday, March 20, 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