

**Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
June 18, 2024**

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				
	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 month’s patrol activity. Two (2) residents were present to discuss general business of the community.

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:

No action.

Approve Minutes of Previous Meeting:

The Board approved the minutes of the April 16, 2024, meeting.

Committee Reports:

- a. Architectural Control Committee – No report.
- b. Recreation Committee – The Board discussed the Annual Weenie Roast scheduled for June 29, 2024.
- c. Beautification Committee –
 - 1. API reported on the upcoming Yard of the Month Contest began in April and will continue through September.

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
June 18, 2024
Page -2-

Treasurer's Report:

- a. Cash Balances – 05/31/2024 \$1,059,853.61
- b. Delinquencies – 05/31/2024 98.43% collected
- c. Review Financial Reports – API presented the monthly financial reports for Board review.

Management Report:

- a. Correspondence received by Association, Directors, Management – No report.
- b. Association Business and Operations –
 1. API reported responses and information continued to be received to the approved Barrington Place Homeowners' Association Leasing Rules and Regulations Policy mailing.
 2. Mr. Langer reported 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.
 3. API reported the insurance policies renewed May 15, 2024, with a minimal increase in premium.
- c. Common Area Maintenance Report –
 1. The Board approved the proposal submitted by HLU to replace missing plant material at the entrances to the community at a cost of \$5,505.00.
- d. Pool Report –
 1. API reported the pool season was going well overall with minimal issues relating to late guard attendance and rules enforcement.
 2. API reported that several minor repairs were needed to the splashpad as the sensor was malfunctioning. Repairs were also made to stop the water leaking from the features.
 3. API reported 25 calcium nodules were removed, however, several more were found on a subsequent inspection. Sweetwater Pools was requested to remove and fill the new nodules. Sweetwater also reported on the stain that was seen in the plaster, stating the stain was not able to be removed. Sweetwater recommended the stain be left as is, as it was cosmetic and had not caused damage to the plaster. The cause of the stain was poor chemical maintenance. The Board agreed not to pursue any further repairs at this time, as it would require emptying the pool of water, and closing use during the active pool season.
- e. Park Report – No report.
- f. Clubhouse Report –
 1. The Board discussed the purchase and installation of new sound panels.
 2. The Board requested a proposal be requested to install a handicap ramp at the back door of the clubhouse (closet to the kitchen).
- g. Newsletter/Website/Sign Report –API reported the website and message boards had been updated. The 3rd edition of the Banner was scheduled to be issued in October.

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
June 18, 2024
Page -3-

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. The Board approved the deed restriction report presented by API including (3) work orders issued for self-help items, (0) extension request, (11) certified letters for non-compliance, (10) unapproved architectural improvements and (2) 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, July 16, 2024, 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 8:00 P.M.

Submitted by: _____, Agent Date: _____

_____, President _____, Secretary