

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
February 18, 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				
	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. Three (3) residents were present to discuss issues related to the general business of the community.

Call Business Meeting to Order:

Actions between Meetings:

No action.

Approve Minutes of Previous Meeting:

The Board approved the minutes of the November 19, 2024, meeting.

Committee Reports:

- a. Architectural Control Committee – No report.
- b. Recreation Committee – The Board discussed the Easter Egg Hunt scheduled for April 19, 2025.
- c. Beautification Committee –
 1. API reported on the Christmas Decorating Contest stating the committee would like to change the winners to specific themes in 2025.

Treasurer's Report:

- a. Cash Balances – 1/31/2025 \$1,283,423.08
- b. Delinquencies – 1/31/2025 95.43% collected
- c. Review Financial Reports – API presented the monthly financial reports for Board review.

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- d. Mrs. Melody Hess and Mr. Dan Roach was present from Newfirst National Bank to discuss the CDARS program (CD management). After discussion, the Board approved to close the Merrill Lynch account and transfer funds by wire transfer into Newfirst National Bank. The funds will be distributed in the CDARS program to ensure FDIC insurance with staggering maturity dates. The Board also instructed API to move \$100,000 into a CD with Regions Bank.

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. API reported the annual meeting was scheduled for May 15, 2025. Three (3) two-year positions are available for elections. The solicitation notice for candidates has been posted with a deadline for submission of April 11, 2025. The nomination committee report will be submitted prior to the next board meeting scheduled for April 15, 2025.
- c. Common Area Maintenance Report –
 - 1. The Board approved the proposal submitted by Houston Landscapes Unlimited to replace the oleanders at the Stancliff Oaks entrance with 30-gallon Holly bushes at a cost of \$700.00.
 - 2. API reported information was being solicited for replacement of the message board entrance signs and a new contractor for the Alston wall repairs.
 - 3. The Board approved the proposal submitted by Houston Landscapes Unlimited to install mulch in the playground at a cost of \$2,466.72. The Board requested the installation be prior to the Easter Egg Hunt.
- d. Pool Report –
 - 1. The Board approved the pool monitor contract submitted by The Pool Attendant Company for the year 2025.
 - 2. API presented the proposal received by Sweetwater Pools to replace the coping tile (samples provided) and to drain and acid wash the stain from the pool. After discussion, the board chose not to replace the coping tile at this time. API was requested to have the drain and acid wash portion of the proposal separated for approval and the work scheduled.
 - 3. API reported the pool season walk through was underway with work orders issued to be completed prior to pool opening.
- e. Park Report – No report.
- f. Clubhouse Report –
 - 1. API reported the sound panels were having issues staying in place. The self-stick product was not sufficient. Other options were being investigated.
 - 2. The Board approved the proposal submitted by JR D Construction to paint the exterior of the clubhouse and poolhouse at a cost of \$13,000.

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3. 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.

Executive Session

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

- a. Collections
 1. Enforcement Action – The Board approved (3) and denied (1) waiver requests.
- b. Deed Restriction Report
 1. The Board approved the deed restriction report presented by API including (1) work orders issued for self-help items, (0) extension request, (6) certified letters for non-compliance, (3) unapproved architectural improvements and (0) 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, March 18, 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 8:00 P.M.

Submitted by: _____, Agent Date: _____

_____, President _____, Secretary