

**Barrington Place Homeowners Association, Inc.  
Board of Directors Meeting Minutes  
February 15, 2022**

**In attendance:**

	<b>Board Members</b>		<b>Management</b>		<b>Guests</b>
<b>X</b>	<b>Ken Langer, President</b>	<b>X</b>	<b>Angela Connell, MASC Austin Properties, Inc.</b>	<b>X</b>	<b>Officer Gary Reid, City of Sugar Land</b>
<b>X</b>	<b>James Lucas, Vice-President</b>			<b>X</b>	<b>Corp. Dupas, Constable Pct. 3</b>
	<b>Lynn Johnson, Secretary</b>			<b>X</b>	<b>Lt. Dihn, Constable Pct. 3</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. 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 months patrol activity and to hear concerns from the residents. Officer Reid reported thefts of catalytic converters had risen and discussed the mailbox thefts in the area asking residents to report any information that could assist in apprehending the thieves. Two (2) residents were present.

**Call Business Meeting to Order:**

**Actions between Meetings:**

No action.

**Approve Minutes of Previous Meeting:**

The Board approved the minutes of the January 18, 2022, meeting.

**Committee Reports:**

- a. Crime Watch Committee – No report.
- b. Architectural Control Committee – No report.
- c. Recreation Committee – The Board discussed the Easter Egg Hunt scheduled for April 16<sup>th</sup>. API reported supplies will be ordered and event assistance will be arranged if no volunteers are available. The Board deferred a decision on the Annual Weenie Roast for further consideration.
- d. Beautification Committee –
  1. API reported the yard of the month contest begins in April.

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**Treasurer's Report:**

- a. Cash Balances – 1/31/2022 \$832,592.31
- b. Delinquencies – 1/31/2022 95.85% collected.
- c. Review Financial Reports – API presented the monthly financial reports for Board review. The Board approved to purchase certificates of deposits in quarterly staggered terms as recommended by Merrill Lynch. The Board updated signature cards for Merrill Lynch as previously approved.

**Management Report:**

- a. Correspondence received by Association, Directors, Management – None.
- b. Association Business and Operations –
  1. The Board discussed the annual meeting scheduled for May 19, 2022. Notice and solicitation of candidates was included in the newsletter.
  2. API reported on progress with filing the management certificate with TREC. The filing system will require each community to have its own email address to register. API is researching best options and prices for this process. Deadline to file is June 2022.
- c. Common Area Maintenance Report –
  1. API reported on the Alston Road fence project, stating consents were being finalized along with communications to the owners. An article was placed in the newsletter providing an update to the community. API also reported on an issue which occurred on a lot where the City of Sugar Land Public Works department had dug up a large portion of the back yard to replace a sewer line to a neighboring lot. It was noted there was some confusion with communications on the fence project with the public works department. Notification of the repair was made with the lot owner and DCR Builders.
  2. API reported the landscaping replacement approved for the entrances and common areas had been completed.
  3. The Board discussed the maintenance of the US Postal Boxes in the community. An article was placed in the newsletter informing owners of the issues and advising them to contact the postmaster for needed service as the association did not own or maintain the cluster boxes.
- d. Pool Report –
  1. After review and discussion, the Board approved the proposal submitted by Sweetwater Pools to provide lifeguards for the 2022 pool season. Opening day will be moved to May 27<sup>th</sup> to allow more time for advertising and training guards as the labor shortage has affected the industry.
  2. API reported that Lucille Kalu had agreed to return as the pool monitor supervisor. Ads will be placed in the newsletter and posted on website/Townsq to promote more applications for the open positions.
  3. API reported paint had been ordered to repaint the splashpad and would be provided as soon as available.

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- e. Park Report –
  - 1. Mr. James Lucas reported repairs to the cracked climber section of playground equipment will be done later this month Summerfield Park.
  - 2. The Board agreed to look at moving the benches into the pool/clubhouse area. Locations will be considered.
- f. Clubhouse Report – API reported an announcement was placed on the website/Townsq that clubhouse rentals would resume March 1, 2022.
- 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 six (6) waiver requests.
- b. Deed Restriction Report
  - 1. The Board approved the deed restriction report presented by API including (0) work orders issued for self-help items, (3) extension requests, (0) certified letters for non-compliance 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 15, 2022, 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 9:00 P.M.

Submitted by: \_\_\_\_\_, Agent      Date: \_\_\_\_\_

\_\_\_\_\_, President      \_\_\_\_\_, Secretary