

**Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
July 16, 2019**

In attendance:

Board Members		Management		Guests	
X	Phil Rippenhagen, President	X	Angela Connell	X	Officer Gary Reid, City of Sugar Land
X	Ken Langer, Vice-President				
X	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. 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 Reid was present to report on the months patrol activity and to hear concerns from the residents. Several residents were present to discuss general association business, including deed restriction enforcement.

Call Business Meeting to Order:

Actions between Meetings:

No action taken.

Approve Minutes of Previous Meeting:

The Board approved the minutes of the April 16, 2019, May 16, 2019 (annual meeting) and June 18, 2019 meetings as written.

Committee Reports:

- a. Crime Watch Committee – No report.
- b. Architectural Control Committee – No report.
- c. Recreation Committee – API reported plans for the Annual Weenie Roast scheduled for August 3, 2019 were confirmed. API reported plans were underway for the National Night Out event to be held on October 1, 2019. Movie options will be brought to the next meeting for selection.
- d. Beautification Committee –
 1. Mrs. Lynn Johnson reported on the yard of the month.
- e. Communication Committee – Mr. Rippenhagen announced that Mrs. Linda Lavin-Rippenhagen had resigned as chair of the committee.

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Treasurer's Report:

- a. Cash Balances – 06/30/2019 \$904,875.95
- b. Delinquencies – 06/30/2019 98.61% collected.
- c. Review Financial Reports –
 1. API reported the Regions checking account closure and transfer into a new money market account was in process.

Management Report:

- a. Correspondence received by Association, Directors, Management –
 1. API presented correspondence received from the City of Sugar Land responding to issues addressed in the annual meeting.
 - i. City ordinance relating to “Group Homes”. – Pending further discussion.
 - ii. Information was provided for classes and programs offered by the police and fire departments for submission in the newsletter.
 - iii. Increased traffic concerns at and near Barrington Place Elementary – The police department is developing a traffic plan for the Barrington Place/Meadows merge and will share with the association once completed.
- b. Association Business and Operations –
 1. Alpha & Omega Int’l Ministries – Mr. Lockwood reported loud music complaints had been received and reported to the city.
 2. Mr. Lockwood reported the next meeting for the City of Sugar Land Homeowner Association Maintenance Responsibilities Task Force Committee was scheduled for July 23rd. Mr. Lockwood reported he had confirmed curb repair/replacement was the responsibility of the City.
- c. Common Area Maintenance Report –
 1. API reported that no further information had been received from the City of Sugar Land or TxDot regarding the sidewalk installation along Eldridge. A sketch of the irrigation system was provided to the City for the restoration of the water and irrigation services.
 2. Entrance landscape improvement proposals were deferred for further consideration.
 3. API presented information for the painting of the curb numbers including a schedule (4 phases, 8 weeks total) to begin August 12th, a color coded map of each phase, an address listing prepared by phase including properties that had opted out, an article to be placed in the newsletter and on the website, and a sign proof for placement at the entrances alerting residents of the phase currently being worked on. The Board approved the schedule and article. API will coordinate a meeting with the contractor to review phase 1 prior to the start date. API will also request a paint sample (blue) for final board approval.

- d. Pool Report –
 - 1. Lifeguard Contract – Trident Pools was present to discuss pool operations. Trident was requested to ensure guards were on stand at all times when not on break or performing other duties and to monitor the use of safety breaks as they appear to be used unnecessarily. Guards had been found in chairs resting, on cell phones and not attending to their duties.
 - 2. Pool Monitors – Mrs. Lucille Kalu was present to address concerns with the pool monitors.
 - 3. API reported the proposals for replacing and increasing the decks with cool deck and the installation of a splash pad were pending.
 - 4. API reported one of the umbrellas had been blown over by the wind, breaking a table. The lifeguards and monitors were reminded to monitor the wind and to take the umbrellas down when needed.
- e. Park Report – API reported the meeting with the owner to discuss the job details of the fence replacement along Summerfield Park was held and all concerns addressed. The Board approved to include the picket portion of the neighboring fence on Summerfield Place as well. API will contact the owner to discuss the work.
- f. Clubhouse Report – API reported the contract with J & H Towing to tow illegally parked vehicles in the pool and clubhouse parking lots was pending.

Executive Session

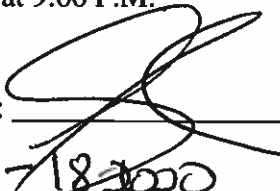
Reconvene in Open Session and Report on Actions Approved During Executive Session.

- a. Communications Committee – After discussion, the Board approved to dissolve the communications committee. The Board further approved Mr. Langer to work with Barlisa and API to update the contracts for the website and newsletter for Board review and approval. The Board instructed API to notify Barlisa to send the newsletter drafts to all board members and API representatives for review. Barlisa is authorized to publish the newsletter upon approval of Mr. Langer and the API representative should no other responses be received.
- b. API reported that notification had been sent to revoke amenity privileges and a trespassing affidavit had been filed by the police department against an owner that caused a disturbance at the pool that required the police to remove them.
- c. Collections
 - 1. Enforcement Action – No action.
- b. Deed Restriction Report –
 - 1. Enforcement Action – The Board approved the deed restriction report presented by API.

Set Date, Time and Agenda of Next Meeting/Adjournment

The next Board of Director's meeting is scheduled for Tuesday, August 20, 2019 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: 2-18-2020

P.H. Rippenhagen III _____, President

[Signature] _____, Secretary