

**Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
June 18, 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	Mrs. Lori Alderson, Association Attorney
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. Officer Reid confirmed that the City of Sugar Land had turned off all red light cameras. Several residents were present to discuss general association business, including deed restriction enforcement.

Call Business Meeting to Order:

Election of Officers was conducted as follows; President – Phil Rippenhagen, Vice-President – Ken Langer, Secretary – Lynn Johnson, Treasurer – Alfred Lockwood, At Large – Melanie Cockrell.

Actions between Meetings:

No action taken.

Approve Minutes of Previous Meeting:

Approval of the minutes of the April 16, 2019 and May 16, 2019 meetings was deferred.

Committee Reports:

- a. Crime Watch Committee – No report.
- b. Architectural Control Committee – No report.
- c. Recreation Committee – The Board reported the Easter Egg Hunt held on April 20, 2019 was a success with many residents attending. The Board reported the Annual Weenie Roast was cancelled due to weather conditions and had been re-scheduled for August 3, 2019. API reported plans were confirmed for the rescheduled date.
- d. Beautification Committee –
 1. Mrs. Lynn Johnson reported the yard of the month was underway.
- e. Communication Committee – The Board moved discussions on this issue to executive session.

Treasurer's Report:

- a. Cash Balances – 05/31/2019 \$931,204.48
- b. Delinquencies – 05/31/2019 98.63% collected.
- c. Review Financial Reports –
 - 1. API reported the Regions checking account closure and transfer into a new money market account was in process.
- d. 2018 Audit & Tax Return – The Board approved the 2018 audit and tax return prepared by Barry Wuntch, CPA. The Board also approved the engagement letter to prepare the 2019 and 2020 audit and tax return presented by Barry Wuntch, CPA.

Management Report:

- a. Correspondence received by Association, Directors, Management – None.
- b. Association Business and Operations –
 - 1. Alpha & Omega Int'l Ministries – No further concerns reported.
 - 2. Mr. Al Lockwood reported that he had been chosen to serve on the City of Sugar Land Homeowner Association Maintenance Responsibilities Task Force Committee and that the committee had begun meeting with the first meetings dedicated to learning the programs and researching the areas being addressed.
 - 3. API reported the insurance policies for the association had renewed on May 15, 2019.
- c. Common Area Maintenance Report –
 - 1. API reported that a meeting was held with City of Sugar Land regarding the recent sidewalk installation along Eldridge. The project was placed on hold by the City due to a lack of coordination with all parties. It was agreed that the water and irrigation services to the ROW would be restored by TXDOT. It was also confirmed that a portion of the esplanade on Nantucket would need to be removed which would require the light pole to be removed. The Board approved for API to have the pole removed and stored for possible future use in the esplanade or another location if needed. Proposals for landscape enhancement of that area would wait until the sidewalk project was completed.
 - 2. API reported a meeting with the contractor to discuss scheduling the painting of the curb numbers was being scheduled. An article will be prepared for the newsletter once the schedule had been confirmed to inform all residents.

- d. Pool Report –
 - 1. Lifeguard Contract – Trident Pools were present to discuss pool operations. API reported a meeting was held to discuss communications between the lifeguard and maintenance companies to ensure chemical maintenance was monitored and maintained properly.
 - 2. Pool Monitors – Mrs. Lucille Kalu was present to address concerns with the pool monitors. It was reported that a pool monitor was placed on probation after a missed shift without notification.
 - 3. API reported the proposals for the two options of replacing and increasing the decks with cool deck and the installation of a splash pad was requested. API reported the drawings were displayed during pool tag registration with many residents expressing their support for the improvements, specifically the splash pad.
 - 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 neighboring owner had agreed to share the cost to replace the section of damaged fence along the Summerfield Park and that a meeting was being scheduled with the contractor to discuss the job details with the owner.
- 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. API also reported no further issues had been noted with the owner parking their vehicles in the pool parking lot.

Executive Session

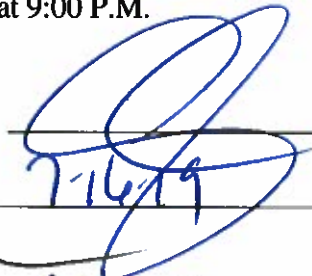

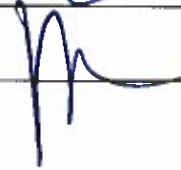
Reconvene in Open Session and Report on Actions Approved During Executive Session.

- a. Communications Committee – The Board discussed committee management issues with the BPHOA attorney Ms. Lori Alderson. Atty. Alderson reviewed the governing documents with the Board, delineating the roles, duties, and responsibilities of Board Members, Officers, and Committee members. The Board approved to have the association attorney review and update the committee's guidelines and contracts for the website and newsletter for Board review
- b. After discussion, the Board approved to revoke amenity privileges and to file a trespassing affidavit to 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, July 16, 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: 7/16/19 _____
 _____, President
 _____, Secretary