

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
April 19, 2022

In attendance:

	Board Members		Management		Guests
X	Ken Langer, President	X	Joanna Figueroa, MASC Austin Properties, Inc.		Officer Gary Reid, City of Sugar Land
X	James Lucas, Vice-President			X	Stephen Rabbs, Sweetwater Pools, Inc.
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. 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 not present to report on the months patrol activity. One (1) resident was present.

Call Business Meeting to Order:

Actions between Meetings:

No action.

Approve Minutes of Previous Meeting:

The Board approved the minutes of the March 15, 2022, meeting.

Committee Reports:

- a. Crime Watch Committee – API presented the report provided by Officer Reid.
- b. Architectural Control Committee – No report.
- c. Recreation Committee – The Board reported the Easter Egg Hunt held April 16th was a success with many residents attending. Pictures take at the event have been posted to the website. The Board discussed plans for the Annual Weenie Roast to be held June 25th.
- d. Beautification Committee –
 1. API reported the yard of the month contest had begun.

Treasurer's Report:

- a. Cash Balances – 3/31/2022 \$807,075.71
- b. Delinquencies – 3/31/2022 97.36% collected.
- c. Review Financial Reports – API presented the monthly financial reports for Board review.

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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.
 - 2. API reported on progress with filing the management certificate with TREC. Deadline to file is June 2022.
 - 3. The Board approved the proposed management contract addendum presented by API increasing the base management fee by 10% along with other administrative modifications.
- c. Common Area Maintenance Report –
 - 1. API reported on the Alston Road fence project, stating consents were being received from the owners. Further updates will be available next month on construction schedules.
- d. Pool Report –
 - 1. Sweetwater representative was present to report on the pool opening procedures.
 - 2. Lucille Kalu was present to discuss pool monitor concerns.
 - 3. API reported onsite pool registration was scheduled for May 28th between 12-4 pm.
 - 4. API reported paint had been ordered to repaint the splashpad and would be provided as soon as available.
- e. Park Report –
 - 1. API reported the benches were moved in to the pool area instead of the park area due to the additional work required to install at the park.
- f. Clubhouse Report – No report.
- 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 – No action.
- b. Deed Restriction Report
 - 1. The Board approved the deed restriction report presented by API including (1) work order issued for self-help items, (0) extension requests, (12) certified letters for non-compliance and (1) account to be sent for legal action.
- c. The Board discussed an incident that occurred at the pool outside of pool hours.

Set Date, Time, and Agenda of Next Meeting/Adjournment

The next Board of Director's meeting is scheduled for Tuesday, June 21, 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