

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
January 18, 2021

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. (by teleconference for residents).

Call Open Forum to Order:

Officer Reid was present to report on the months patrol activity and to hear concerns from the residents. No 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 December 15, 2021, meeting.

Committee Reports:

- a. Crime Watch Committee – The Board decided not to replace the broken Crime Watch sign located at Nantucket and Eldridge.
- b. Architectural Control Committee – No report.
- c. Recreation Committee – The Board discussed the Easter Egg Hunt scheduled for April 16th pending complications with Covid.
- d. Beautification Committee –
 1. API reported the yard of the month contest begins in April.

Treasurer's Report:

- a. Cash Balances – 12/31/2021 \$750,677.53
- b. Delinquencies – 12/31/2021 99.18% collected.
- c. Review Financial Reports – API presented the monthly financial reports for Board review.

Management Report:

- a.** Correspondence received by Association, Directors, Management –
 - 1. API presented correspondence sent to an owner responding to questions about the selection process as he was not selected as a decoration winner.
- b.** Association Business and Operations –
 - 1. Alpha & Omega Int'l Ministries – No report.
 - 2. City of Sugar Land Homeowner Association Maintenance Responsibilities Task Force Committee – No report.
 - 3. The Board recognized the mosquito contract renewed with Cypress Creek Pest Control was a three (3) year contract.
 - 4. TownSq App Implementation. API reported the Owner Forum feature was inadvertently turned on which allowed comments to be made by owners. The feature was disabled. The Board agreed to defer implementing the feature for further consideration.
- c.** Common Area Maintenance Report –
 - 1. API reported on the Alston Road fence project, stating the City had approved and signed the reimbursement agreement, DCR is working on the construction schedule along with details needed to communicate plans to the owners and the attorney had started preparing the owner access consents.
 - 2. The Board approved the landscape and irrigation maintenance contract submitted by Texas Environments at a monthly cost of \$2,880.00 per month.
 - 3. The Board approved the proposal submitted by Texas Environments to replace landscaping at the common areas and entrances at a cost of \$5,052.00.
 - 4. The Board discussed the maintenance of the US Postal Boxes in the community. An article will be 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. API reported paint had been ordered to repaint the splashpad and would be provided as soon as available.
- 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 – The Board agreed to begin clubhouse rentals beginning March 1, 2022. API will provide Covid indemnification language to be added to the rental agreement for consideration.
- g.** Newsletter/Website/Sign Report –API reported the website and message boards had been updated.

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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 (2) work orders issued for self-help items, (2) extension requests, (7) 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, February 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