

**Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
October 15, 2019**

In attendance:

Board Members		Management		Guests	
X	Phil Rippenhagen, President	X	Angela Connell		Officer Gary Reid, City of Sugar Land
X	Ken Langer, Vice-President			X	Charles Austin, JR D Construction, Inc.
X	Lynn Johnson, Secretary			X	Benjamin Pace, JR D Construction
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 6:30 P.M. The meeting was conducted at the clubhouse located at 13318 Rosstown Drive, Sugar Land, TX 77478.

Call Open Forum to Order:

No residents present.

Call Business Meeting to Order:

Actions between Meetings:

No action taken.

Approve Minutes of Previous Meeting:

The Board approved the minutes of the September 24, 2019 meeting as written.

Committee Reports:

- a. Architectural Control Committee – No report.
- b. Recreation Committee - The Board discussed plans for the Christmas Party to be held December 17, 2019.
- c. Beautification Committee –
 1. Mrs. Lynn Johnson reported the Spooktacular Yard of the Month would be selected the week before Halloween.

Management Report:

- a. Association Business and Operations –

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- b. Pool Report – Mr. Charles Austin and Mr. Benjamin Pace were in attendance to present the pool renovation proposal. After discussion, the Board approved to contract JR D Construction for the pool renovations. A “Contractor of Record” contract will be prepared and signed for the project. JR D Construction will prepare and submit costs for each section of the project based on options chosen by the Board for review and approval. The pool renovation project includes; replacement of the perimeter fence, extending the fence between the pool and clubhouse closer to the clubhouse to allow more room in the pool area, the wooden deck will be removed and a cool deck installed in the pool area, replacement of the pool coping and tile, a 1200 sq. foot splash pad will be installed in the corner next to the baby pool with several water features for kids of all ages (even the old kids) to enjoy, new shade structures will be installed over the baby pool, splash pad area, and above the deck behind the deep end. JR D Construction will have the final plans prepared for the splash pad for approval and City permit submission.
- c. Newsletter/Website – The Board reviewed the newsletter and website designs. After discussion, the Board approved designs for each. API will coordinate with Prepared Publications on preparing the November newsletter issue and data transfer for the website. API reported that the newsletter size and color choice could be changed month to month depending on the content and the Board’s choice.

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 – The Board approved the deed restriction report presented by API approving (2) work orders for self-help, (9) certified letters, (3) extension requests, and (0) accounts to be sent to the association’s attorney for deed restriction enforcement.

Set Date, Time and Agenda of Next Meeting/Adjournment

The next Board of Director’s meeting is scheduled for Tuesday, November 19, 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: 11-19-19
_____, President

_____, Secretary