

**Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
September 16, 2025**

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.

Call Open Forum to Order:

Officer Reid was present to report on the month’s patrol activity. Several residents were present to discuss general business of the community.

Call Business Meeting to Order:

Actions between Meetings:

No action.

Approve Minutes of Previous Meeting:

The Board approved August 26, 2025, meeting minutes.

Committee Reports:

- a. Architectural Control Committee – The Board appointed members to the five positions. The term of the appointment for each position runs from September 16, 2025, until December 31, 2027.
- b. Recreation Committee – The Community Garage Sale is scheduled for October 25, 2025. The Board approved to order signs for the entrances.
- c. Beautification Committee –
 1. API reported on the Yard of the Month Contest and the upcoming Spooktacular Contest to be held in October.

Treasurer’s Report:

- a. Cash Balances – 08/30/2025 \$1,068,106.69
- b. Delinquencies – 08/30/2025 99.43% collected
- c. Review Financial Reports – API presented the monthly financial reports for Board review.
- d. 2026 Budget & Assessments - After discussion, the Board approved the 2026 assessments at \$800.00 with a discount of \$400 (\$400 – discounted assessment amount) for owners paying the assessment by January 31, 2026, with no carryover balance. If applicable, owners must also comply with the “Leasing Rules and Regulations Policy.” The Board deferred approval of 2026 budget.

Management Report:

- a. Correspondence received by Association, Directors, Management – No report.
- b. Association Business and Operations –
 - 1. Mr. Langer reported no new updates on the status of the Conditional Use Permit (CUP) application by Faizan-e-Madinah to develop the property at 13130 Alston adjacent to parts of Barrington Place HOA.
 - 2. Scouting America Troop #311 - API reported that recruitment had started, however, no scouts have registered to date.
- c. Common Area Maintenance Report –
 - 1. API reported additional proposals were requested for the replacement of the entrance message board signs.
 - 2. API reported the Alston wall repairs had been made and reimbursement requested from Oceanlink for their portion of the repair costs.
- d. Pool Report –
 - 1. The Board discussed the pool procedures and operations. API reported the persistent algae was being addressed by Sweetwater.
 - 2. API reported the pool light replacement was being scheduled for after season close.
- e. Park Report – API presented the updated proposal from Cunningham Recreation (GameTime) to upgrade Summerfield Park at a cost of \$144,623.68. The existing equipment will be updated, new equipment installed, a shelter and water fountain will be installed. The proposal to provide water service to the fountain was also presented at a cost of \$8,968.51. The Board approved the proposals and requested API to submit the application to participate in the City of Sugar Land Fostering Unique Neighborhoods (FUN) Grant Program once available on October 1, 2025.
- f. Clubhouse Report – No report.
- g. Newsletter/Website/Sign Report –API reported the website and message boards had been updated. The 4th edition of the Banner was discussed and will be prepared. The upcoming garage sale has been announced on Townsq.

Executive Session

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

- a. Collections
 - 1. Enforcement Action – The Board approved four (4) lawsuits for unpaid assessments.
- b. Deed Restriction Report
 - 1. The Board approved the deed restriction report presented by API including (8) work order issued for self-help items, (3) extension request, (11) certified letters for non-compliance, (4) unapproved architectural improvements 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, October 21, 2025, 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 8:15 P.M.

Submitted by: _____, Agent Date: _____

_____, President _____, Secretary