

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
April 20, 2021

In attendance:

	Board Members		Management		Guests
	Phil Rippenhagen, President	X	Angela Connell	X	Officer Gary Reid, City of Sugar Land
X	Ken Langer, Vice-President			X	Lucille Kalu, Pool Monitor Supervisor
X	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 Vice-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 by teleconference to report on the months patrol activity and to hear concerns from the residents. Several residents were present to discuss general business of the association.

Call Business Meeting to Order:

Actions between Meetings:

No action.

Approve Minutes of Previous Meeting:

The Board approved the minutes of the March 30, 2021 meeting.

Committee Reports:

- a. Crime Watch Committee – No report.
- b. Architectural Control Committee – The Board discussed review of the current ACC Guidelines for needed updates.
- c. Recreation Committee – The Board discussed plans to schedule the Annual Weenie Roast at the end of summer.
- d. Beautification Committee –
 1. API reported the Yard of the Month contest had begun and those winners had been selected for April.

Treasurer's Report:

- a. Cash Balances – 3/31/2021 \$807,702.41
- b. Delinquencies – 3/31/2021 96.90% 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 – No Report.
- b. Association Business and Operations –
 1. Alpha & Omega Int’l Ministries – Mr. Lockwood reported on the food distribution efforts and reported no issues.
 2. City of Sugar Land Homeowner Association Maintenance Responsibilities Task Force Committee – Mr. Lockwood reported on the upcoming meeting, stating discussions were being held regarding maintenance responsibility of the City “ROW’s”.
 3. TownSq App Implementation. API reported continued efforts to promote participation in the TownSq app. API presented guidelines for Board review and approval for the Owner Forum function. API also reported the email blast transition will begin in April and scheduled to end May 31, 2021. Currently, 278 owners have registered for Townsq.
 4. The Board discussed the annual meeting scheduled for May 20, 2021. Mr. Phil Rippenhagen, Ms. Melanie Cockrell and Ms. Lynn Johnson will be running for election. API reported the solicitation notice had been posted.
- c. Common Area Maintenance Report –
 1. API reported notice a letter was sent to all owners informing them of the project along with a questionnaire to be completed by each owner regarding their property conditions (i.e., irrigation, pools, pets, etc.).
- d. Pool Report –
 1. 2021 Pool Season – API presented the approved pool operation procedures for the 2021 season that have been put in place. API will continue to prepare the pool for opening day.
 2. The Board approved the proposal submitted by Sweetwater Pools to purchase and install an AED Package at a cost of \$2,580.00 which is now being required by the State. API also reported the state had amended the rule regarding the age of an unsupervised child in the pool area to below 14. API was requested to research this amendment to determine applicability to Barrington Place.
 3. API presented an updated Pool Project report.
 4. API reported completion of the landscape and irrigation work was underway with Texas Environments as the freeze had delayed production of the sod needed to complete the work. Texas Environments will also be providing a proposal to update the landscaping at the pool and clubhouse (front) areas.
- e. Park Report – No report.

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- f. Clubhouse Report –
 - 1. API reported the repairs needed after the storm had been completed and all costs (clubhouse plumbing, sheetrock repairs, pool plumbing repairs, irrigations repairs) will be submitted as part of the claim.
- g. Newsletter/Website/Sign Report –API reported the website and message boards had been updated. The Board approved the May edition of the newsletter.

Executive Session

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

- a. Collections
 - 1. Enforcement Action – The Board approved one (1) waiver requests.
- b. Deed Restriction Report – The Board approved the deed restriction report presented by API including (2) work orders issued for self-help items, (0) extension requests, (22) 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, June 15, 2021, at 7:00 P.M. at the clubhouse located at 13318 Rosstown, Sugar Land, TX 77478 (by teleconference for residents).

Being no further business; the meeting was adjourned by the Vice-President, Mr. Ken Langer at 9:00 P.M.

Submitted by: _____, Agent Date: _____

_____, President _____, Secretary