

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
October 19, 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				
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 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. Two (2) residents were present.

Call Business Meeting to Order:

The Board elected Mr. James Lucas as Vice-President.

Actions between Meetings:

No action.

Approve Minutes of Previous Meeting:

The Board approved the minutes of the September 21, 2021, meeting.

Committee Reports:

- a. Crime Watch Committee – No report.
- b. Architectural Control Committee – No report.
- c. Recreation Committee – The Board decided not to hold an event for Christmas this year due to complications with Covid.
- d. Beautification Committee –
 1. API reported Spooktacular Yard of the Month will be awarded in October.
 2. API presented proposals to install lights and decorations at the entrances. After discussion, the Board approved to have JR D Construction install stored decorations at the entrances as the proposals to install decorations and lights was not feasible. The Board will review options for the 2022 season.

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
October 19, 2021
Page -2-

Treasurer's Report:

- a. Cash Balances – 9/30/2021 \$609,818.21
- b. Delinquencies – 9/30/2021 98.86% collected.
- c. Review Financial Reports – API presented the monthly financial reports for Board review. API reported Merrill Lynch was requested to attend the November board meeting to meet with the Board to review cd strategy and signature card procedures.
- d. 2022 Budget & Assessments – The Board approved the 2022 assessments at \$770.00 with a discount of \$420 (\$350 – discounted assessment amount) for owners paying the assessment by January 31, 2022 and not having a carryover balance. The Board deferred approval of 2022 budget.

Management Report:

- a. Correspondence received by Association, Directors, Management – No Report.
- b. Association Business and Operations –
 1. Alpha & Omega Int'l Ministries – Mr. Al Lockwood reported the church was allowing their parking lot to be used as overflow parking for Barrington Place Elementary.
 2. City of Sugar Land Homeowner Association Maintenance Responsibilities Task Force Committee – Mr. Al Lockwood reported City Council will be voting on the budget recommendations of the committee at the next council meeting.
 3. TownSq App Implementation. API reported guidelines for the Owner Forum function were being updated for final review prior to implementation in January 2022.
 4. The Board approved to renew the Sam's Club membership with Mr. Ken Langer replacing Mr. Phil Rippenhagen. API will credit \$40 to the HOA for the additional API staff membership added to the account.
- c. Common Area Maintenance Report –
 1. API reported on the Alston Road fence project, stating a meeting was pending to discuss details and completion schedule for the project. A list of concerns was shared with DCR Builders including, timeline limits, easements, City access for maintenance, and owner communications.
 2. The Board deferred further discussion on the entrance sign renovation proposals.
- d. Pool Report –
 1. 2021 Pool Season – API reported winterization of the pool and splashpad was requested. Mr. Ken Langer will be present during the winterization process.
 2. API reported on the splashpad water usage. Usage appears to be decreased; however, it is unsure if due to efforts to reduce the water used, or hours of operation being decreased.
 3. API presented a proposal for the installation of a french drain to be installed along the splashpad to remove the ponding water accumulating on the neighbor's property. API also reported the contractor stated the water was

Barrington Place Homeowners Association, Inc.

Board of Directors Meeting Minutes

October 19, 2021

Page -3-

accumulating partly from the overspray of the water features, but mainly due to the improper drainage of the neighbor's lot. The neighbor's lot was previously draining onto the pool/clubhouse lot prior to the elevation improvements. The Board denied the proposal and will investigate other options to prevent the overspray.

4. API presented a proposal submitted by JR D Construction in the amount \$2,340.00 to replace the breaker panel box. The Board deferred approval pending receipt of an additional proposal.
 5. API reported the proposal requested to install a canopy cover for the splashpad control area was still pending.
 6. API presented a proposal to install a trash receptacle over the utility box behind the diving area submitted by JR D Construction at a cost of \$858.12 plus installation. The Board deferred approval for further consideration.
 7. API presented a proposal to replace the picket fence behind the clubhouse with welded wire installed to prevent the pickets from being pushed out, submitted by JR D Construction at a cost of \$3,253.35. The Board deferred approval for further consideration.
- e. Park Report – API presented proposals to replace the playground equipment. After discussion, the Board deferred the project until 2022-23 for budget considerations. Mr. James Lucas will make repairs to the cracked climber to prolong use. If the repair is not sufficient, the Board will consider replacing the climber with a cargo net.
- f. Clubhouse Report – No report.
- g. Newsletter/Website/Sign Report –API reported the website and message boards had been updated. The next edition will be October.

Executive Session

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

- a. Collections
 1. Enforcement Action – The Board approved to file a lawsuit on (1) account at the attorney for non-payment of assessments.
- b. Deed Restriction Report
 1. The Board approved the deed restriction report presented by API including (5) work orders issued for self-help items, (1) extension requests, (13) certified letters for non-compliance and (3) 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, November 16, 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 President, Mr. Ken Langer at 9:00 P.M.

Submitted by: _____, Agent Date: _____

_____, President _____, Secretary