

**Barrington Place Homeowners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**August 18, 2020**

**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	Lynn Johnson, Secretary				
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 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 not present to report on the months patrol activity and to hear concerns from the residents. Two (2) residents was present by teleconference.

**Call Business Meeting to Order:**

**Actions between Meetings:**

No action.

**Approve Minutes of Previous Meeting:**

The Board approved the minutes of the July 21, 2020 meeting as written.

**Committee Reports:**

- a. Crime Watch Committee – No report.
- b. Architectural Control Committee – No report.
- c. Recreation Committee –
  1. After discussion, the Board cancelled plans for the National Night Out event scheduled for Tuesday, October 6, 2020 due to government restrictions relating to gatherings.
- d. Beautification Committee –
  1. Mrs. Lynn Johnson reported the Yard of the Month Contest winners and confirmed the Spooktacular decorating contest would be held in October.

**Treasurer's Report:**

- a. Cash Balances – 7/31/2020 \$787,496.78
- b. Delinquencies – 6/30/2020 96.24% collected.

Barrington Place Homeowners Association, Inc.

- c. Review Financial Reports – API presented the monthly financial reports for Board review.

**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 issues reported by residents relating to the food distribution conducted at the facility had improved.
  2. Mr. Lockwood reported on the City of Sugar Land Homeowner Association Maintenance Responsibilities Task Force Committee stating no further information was available at this time.
  3. API reported on communications received from Mayor Zimmerman and the City of Sugar Land requesting assistance with community awareness as the Barrington Place community participation numbers were low. API will follow up with an email to the City representative to report the community had placed reminders on all entrance message boards, placed articles in the community newsletter and posted reminders on the community website, email blast and Townsq app.
  4. The Board requested API to send notice to the owner of 12715 Alston (not within the community jurisdiction) regarding the noise complaints being received by Barrington Place residents. Mr. Lockwood reported several complaints had been made to the City of Sugar Land Police Dept., Fort Bend Sherriff's Dept. and the Fort Bend County Constables Dept.
  5. TownSq App Implementation. API reported continued efforts to promote participation in the TownSq app.
  6. The Board discussed the annual meeting to be held November 17<sup>th</sup>.
- c. Common Area Maintenance Report –
  1. API reported no further information had been received from TxDot regarding the sidewalk, irrigation and landscaping completion along Eldridge.
  2. API reported the CIP application process was underway to replace the fence along Alston with a stone wall. No further information was available at this time.
- d. Pool Report –
  1. Lifeguard Contract Proposals – No report.
  2. Pool Monitors – No report.

**Board of Directors Meeting Minutes**

**August 18, 2020**

**Page -3-**

- 3. API presented an updated Pool Project summary report outlining all known costs and a list of unknown expenses expected for the project. API reported that JR D Construction agreed to insure the warranty on the re-plaster under the pool project contract at an additional cost of 5%. After discussion, the Board approved the additional charge and approved the work to be done.
- e. Park Report – No report.
- f. Clubhouse Report – No report.
- g. Newsletter/Website/Sign Report – The Board discussed articles to be placed in the next newsletter. API reported the website and message boards had been updated. API reported that due to minimal changes being made to the message boards, API reduced the sign maintenance cost to ½ for the months of August and September.

**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 including (4) work orders issued for self-help items, (3) extension requests and (18) certified letters for non-compliance.

**Set Date, Time, and Agenda of Next Meeting/Adjournment**

The next Board of Director’s meeting is scheduled for Tuesday, September 15, 2020 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. Phil Rippenhagen at 9:00 P.M.

Submitted by: \_\_\_\_\_, Agent                      Date: \_\_\_\_\_

\_\_\_\_\_, President                      \_\_\_\_\_, Secretary