

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
June 15, 2021

In attendance:

Board Members		Management		Guests	
X	Ken Langer, President	X	Angela Connell	X	Officer Gary Reid, City of Sugar Land
	, Vice-President			X	Lucille Kalu, Pool Monitor Supervisor
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. 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. Anticipated traffic issues related to school opening was discussed. Officer Reid will request additional patrol officers at the onset to help alleviate issues. API will reach out to the district to get information on projected traffic flow patterns, etc. for publication to the community. Two (2) residents were present to discuss general business of the association.

Call Business Meeting to Order:

Election of Officers was conducted as follows; President – Ken Langer, Vice President - Vacant, Secretary - Lynn Johnson, Treasurer - Alfred Lockwood, At Large - Melanie Cockrell. The Board acknowledged the passing of Mr. Phil Rippenhagen and discussed the appointment process for the vacant board position.

Actions between Meetings:

The Board ratified the email vote between meetings approving the proposal from New Image Trees to trim the trees in the common areas at a cost of \$5,300.00.

Approve Minutes of Previous Meeting:

The Board approved the minutes of the April 20, 2021, May 13, 2021, and May 20, 2021 (annual) meetings.

Committee Reports:

- a. Crime Watch Committee – No report.
- b. Architectural Control Committee – The Board discussed review of the current ACC Guidelines for needed updates.

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- c. Recreation Committee – The Board discussed scheduling the Annual Weenie Roast for Labor Day Weekend and encouraging owners to hold individual parties for National Night Out instead of a community event at the clubhouse.
- d. Beautification Committee –
 - 1. API reported the Yard of the Month contest was underway with winners chosen.

Treasurer's Report:

- a. Cash Balances – 5/31/2021 \$737,865.63
- b. Delinquencies – 5/31/2021 98.30% collected.
- c. Review Financial Reports – API presented the monthly financial reports for Board review.
- d. 2020 Audit – After discussion, the Board approved the 2020 audit prepared by Barry Wuntch CPA.

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 discussions were still being held regarding maintenance responsibility of the City "ROW's".
 - 3. TownSq App Implementation. API presented guidelines for Board review and approval for the Owner Forum function. API also reported the email blast transition was completed.
 - 4. API reported the annual insurance renewed May 15, 2021. API also reported the excess liability limits were reduced from 10 mil to 5 mil. The Board requested API request a quote for an additional 5 mil for consideration along with a flood policy.
 - 5. The Board discussed the 87th legislative changes and the impact on the community.
- c. Common Area Maintenance Report –
 - 1. API reported no further information was available on the Alston Road fence project, pending survey and easement completion. API also reported all but 2 questionnaires have been returned.
 - 2. API reported the tree trimming had begun but not completed.
 - 3. API reported additional proposals were being requested for the entrance sign renovation at the Eldridge and West Belfort Entrances.
- d. Pool Report –
 - 1. 2021 Pool Season – API reported on the pool operations reporting no major concerns. Ms. Lucille Kalu was present to address issues relating to the pool monitors.

2. API presented an updated Pool Project report. The Board requested the timer for the splashpad water features be reduced to 5 minutes.
 3. API reported completion of the landscape and irrigation work was underway with Texas Environments.
 4. API presented correspondence received from Pools by Dallas stating additional charges may be incurred due to the rising costs for chlorine.
- e. Park Report – No report.
- f. Clubhouse Report –
1. API reported all storm damage costs had been submitted for reimbursement.
 2. The Board discussed allowing clubhouse rentals beginning in September. The Board will make a final decision in the coming months.
- 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 request.
- b. Deed Restriction Report – The Board approved the deed restriction report presented by API including (8) work orders issued for self-help items, (1) extension requests, (13) certified letters for non-compliance and (1) 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, July 27, 2021, 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 9:00 P.M.

Submitted by: _____, Agent Date: _____

_____, President _____, Secretary