

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
December 15, 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				
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 to report on the months patrol activity and to hear concerns from the residents. Two (2) residents were present.

Call Business Meeting to Order:

Actions between Meetings:

No action.

Approve Minutes of Previous Meeting:

The Board approved the minutes of the November 16, 2021, meeting.

Committee Reports:

- a. Crime Watch Committee – No report.
- b. Architectural Control Committee – No report.
- c. Recreation Committee – The Board discussed holding the Easter Egg Hunt April 16th pending complications with Covid.
- d. Beautification Committee –
 1. Lynn Johnson reported the Christmas Decorating Contest would be judged the weekend of 12/17th.
 2. API reported the Christmas decorations were installed. A few extra pieces were purchased to complete the entrances.

Treasurer's Report:

- a. Cash Balances – 11/30/2021 \$642,063.58
- b. Delinquencies – 11/30/2021 99.09% collected.

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- c. Review Financial Reports – API presented the monthly financial reports for Board review.
 - 1. Merrill Lynch – The Board updated the Merrill Lynch signature cards.

Management Report:

- a. Correspondence received by Association, Directors, Management – No Report.
- b. Association Business and Operations –
 - 1. Alpha & Omega Int'l Ministries – No report.
 - 2. City of Sugar Land Homeowner Association Maintenance Responsibilities Task Force Committee – No report.
 - 3. The Board approved the mosquito contract renewal submitted by Cypress Creek Pest Control.
 - 4. TownSq App Implementation. API reported the Owner Forum feature was to be implemented in January 2022.
- c. Common Area Maintenance Report –
 - 1. API reported on the Alston Road fence project, stating an onsite meeting was held with DCR. DCR will submit a construction schedule along with details needed to communicate plans to the owners. The Board approved to have the association attorney prepare owner access consents. The City of Sugar Land was scheduled to sign the final agreements later this month.
 - 2. API reported the proposal to replace landscaping at the entrances was delayed.
- d. Pool Report –
 - 1. API reported the electrical breaker panel had been replaced.
 - 2. API reported paint had been ordered to repaint the splashpad and would be provided as soon as available.
- e. Park Report –
 - 1. Mr. James Lucas reported repairs to the cracked climber section of playground equipment will be done later this month Summerfield Park.
 - 2. API presented a proposal to install a granite pad to install the two (2) concrete benches at Summerfield Park in the amount of \$1,384.51. The Board deferred approval to consider other locations that would not require additional work to install.
- f. Clubhouse Report – The Board will discuss rental options in the next meeting.
- g. Newsletter/Website/Sign Report –API reported the website and message boards had been updated. The Board discussed articles for the January newsletter edition.

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.

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- b. Deed Restriction Report
 - 1. The Board approved the deed restriction report presented by API including (2) work orders issued for self-help items, (1) extension requests, (13) 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, January 18, 2022, 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