

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
March 19, 2019

In attendance:

Board Members		Management		Guests	
X	Phil Rippenhagen, President	X	Angela Connell		Officer Eric Babnew, 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.

Call Open Forum to Order:

Officer Reid was present to report on the months patrol activity and to hear concerns from the residents. Several residents were present to discuss general association business including deed restriction enforcement and traffic issues relating to stored/inoperable vehicles parked in the community streets.

Call Business Meeting to Order:

Actions between Meetings:

No action taken.

Approve Minutes of Previous Meeting:

The Board approved the minutes of the February 19, 2019 meeting as written.

Committee Reports:

- a. Crime Watch Committee – No report.
- b. Architectural Control Committee – No report.
- c. Recreation Committee – The Board discussed the Easter Egg Hunt scheduled for April 20, 2019. The Board also discussed the Annual Weenie Roast scheduled for May 11, 2019. API reported plans were being confirmed for both events.
- d. Beautification Committee –
 1. API reported the Yard of the Month contest would begin in April.
- e. Communication Committee – API reported the Committee was working with Barlisa to update the website.

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
March 19, 2019
Page -2-

Treasurer's Report:

- a. Cash Balances – 02/28/2019 \$1,074,324.62
- b. Delinquencies – 02/28/2019 96.44% collected.
- c. Review Financial Reports –
 1. API reported the Regions checking account closure and transfer into a new money market account was in process.
- d. 2019 Budget – The Board approved the 2019 budget.

Management Report:

- a. Correspondence received by Association, Directors, Management –
 1. API presented correspondence received from the City of Sugar Land requesting interested persons to submit an application to serve on a Parks Committee.
- b. Association Business and Operations –
 1. Alpha & Omega Int'l Ministries – No further concerns reported.
 2. The Board discussed the annual meeting scheduled for May 16, 2019.
 3. API reported a letter was sent to the City of Sugar Land confirming Alfred Lockwood served on the Board of Directors to support his application for the City of Sugar Land Task Force Committee.
- c. Common Area Maintenance Report –
 1. API reported that the recent sidewalk installation along Eldridge was still underway, therefore the cleanup of that entrance was on hold. All other entrances were completed. Proposals for renovations will be submitted.
 2. API reported they had not received many requests to not paint curb numbers by residents. The Board decided to inspect all streets in the community to determine how many curb numbers were in good condition prior to awarding the contract to prevent duplicate curb numbers, and extra expense. API reported that blue is an option at no additional costs.
 3. API reported the sidewalk installation by TxDOT along both sides of Eldridge from West Airport to West Belfort had been delayed. API has made contact with the City to determine who will be responsible for the repair of the irrigation damaged during construction as this area is under the ROW agreement with the City and waiting a response.
- d. Pool Report –
 1. Lifeguard Contract – API presented proposals for the lifeguard contract. After review, the Board approved the lifeguard proposal submitted by Trident Pools. The contract will be reviewed prior to signature.
 2. Pool Monitors – API reported that the application process had been started with applications being received for review. Interviews of all applicants will be scheduled for the April 16th board meeting.

3. API reported that the approved work to install drainage and sidewalk improvements in the low area between the pool and clubhouse was delayed until more definitive decisions were made with the pool deck renovations.
 4. API reported that the drawings and budget estimates for three (3) options for the replacement of the pool deck and shade structures to include replacement of existing decks and shade structures as is, replacing with cool deck options, increasing the size of the decks into the clubhouse yard area, and the installation of a splash pad was in process and should be available for review at the next meeting.
 5. The Board approved the purchase of four (4) umbrellas to be installed in the pool area due to the shade structure being removed.
- e. Park Report – The Board requested API solicit a proposal to replace a section of damaged fence along the Summerfield Park. The cost will be shared with the neighboring owner.
- f. Clubhouse Report – No report.

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 with conditions. The Board denied two (2) waiver requests.
- b. Deed Restriction Report –
 1. Enforcement Action – The Board approved the deed restriction report presented by API.

Set Date, Time and Agenda of Next Meeting/Adjournment

The next Board of Director's meeting is scheduled for Tuesday, April 16, 2019 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. Phil Rippenhagen at 9:00 P.M.

Submitted by:  _____, Agent

Date: 4/16/19 _____, President

 _____, Secretary