

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
July 15, 2025

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				
	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.

Call Open Forum to Order:

Officer Reid was present to report on the month's patrol activity. No residents were present.

Call Business Meeting to Order:

Actions between Meetings:

No action.

Approve Minutes of Previous Meeting:

The Board approved June 17, 2025, meeting minutes.

Committee Reports:

- a. Architectural Control Committee – As previously discussed, solicitation notice for the committee positions will be posted to the community for nomination in August 2025.
- b. Recreation Committee – The Board discussed the Annual Weenie Roast held on June 28, 2025. Two (2) residents tied on the Weenie Roast 2025 Pool Questionnaire and therefore they will both receive a free clubhouse usage award. The Board agreed not to hold a community event for the National Night Out event to be held October 7, 2025, rather encourage the residents to hold block parties throughout the community.
- c. Beautification Committee –
 1. API reported on the Yard of the Month Contest.

Treasurer's Report:

- a. Cash Balances – 06/30/2025 \$1,144,709.14
- b. Delinquencies – 06/30/2025 98.11% collected
- c. Review Financial Reports – API presented the monthly financial reports for Board review.

Management Report:

- a. Correspondence received by Association, Directors, Management – No report.

Barrington Place Homeowners Association, Inc.

Board of Directors Meeting Minutes

July 15, 2025

Page -2-

- b.** Association Business and Operations –
 - 1. Mr. Langer reported no new updates on the status of the Conditional Use Permit (CUP) application by Faizan-e-Madinah to develop the property at 13130 Alston adjacent to parts of Barrington Place HOA.
 - 2. Scouting America Troop #311 - API reported that recruitment had started with attendance at the Weenie Roast and future school functions.
- c.** Common Area Maintenance Report –
 - 1. The Board discussed the proposed options for the replacement of the marquee entrance signs. The Board agreed to get a price on the same type sign as existing with no stucco or brick option. Proposals are pending.
 - 2. API reported DCR scheduled repairs for the week of July 7th had rescheduled to the week of July 22nd.
- d.** Pool Report –
 - 1. The Board discussed several pool incidents that occurred.
- e.** Park Report – API reported on the proposal to upgrade Summerfield Park and participation in the City of Sugar Land Fostering Unique Neighborhoods (FUN) Grant Program.
- f.** Clubhouse Report –
 - 1. The Board approved the proposal received by Shannon Hasset to install sound panels on the ceiling of the large room of the clubhouse at a cost of \$3,861.00. Color selection: Country Beige. Panels will be ordered for the entryway ceiling at an additional charge as they were omitted from the proposal.
 - 2. API reported the ramp had been ordered and will be installed upon delivery.
- g.** Newsletter/Website/Sign Report –API reported the website and message boards had been updated. The 3rd edition of the Banner was in process.

Executive Session

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

- a.** Collections
 - 1. Enforcement Action – The Board authorized (3) lawsuits for unpaid assessments.
- b.** Deed Restriction Report
 - 1. The Board approved the deed restriction report presented by API including (0) work orders issued for self-help items, (0) extension request, (24) certified letters for non-compliance, (3) unapproved architectural improvements 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, August 19, 2025, 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 8:15 P.M.

Submitted by: _____, Agent Date: _____

_____, President _____, Secretary