

**Barrington Place Homeowners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**August 20, 2019**

**In attendance:**

Board Members		Management		Guests	
X	Phil Rippenhagen, President	X	Angela Connell	X	Officer Gary Reid, City of Sugar Land
X	Ken Langer, Vice-President				
X	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. 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, deed restriction enforcement and issues relating to the increased school traffic and traffic flow pattern.

**Call Business Meeting to Order:**

**Actions between Meetings:**

No action taken.

**Approve Minutes of Previous Meeting:**

The Board approved the minutes of the July 18, 2019 meeting as written.

**Committee Reports:**

- a. Crime Watch Committee – No report.
- b. Architectural Control Committee – No report.
- c. Recreation Committee – API reported the Annual Weenie Roast held on August 3, 2019 was a success with several residents attending. The Board confirmed plans for the National Night Out event to be held on October 1, 2019. The Board approved Aladdin as the movie.
- d. Beautification Committee –
  1. Mrs. Lynn Johnson reported on the yard of the month.

**Treasurer's Report:**

- a. Cash Balances – 07/31/2019 \$874,991.88
- b. Delinquencies – 07/31/2019 98.71% collected.
- c. Review Financial Reports –
  - 1. Mr. Robert Sanders from Regions Bank presented the signature cards for the new money market account. All signatures were obtained.

**Management Report:**

- a. Correspondence received by Association, Directors, Management –
  - 1. API presented correspondence received from the City of Sugar Land responding to issues addressed in the annual meeting.
    - i. City ordinance relating to “Group Homes”. – The association will address the owners regarding concerns, as the City does not have an ordinance in place for group homes.
    - ii. Increased traffic concerns at and near Barrington Place Elementary – Officer Reid presented the new traffic flow pattern for the Barrington Place/Meadows merge. The map will be published in the newsletter. Officer Reid informed the residents that SLPD and FBISD police would monitor the traffic over the next month to assist with everyone becoming more familiar with the new pattern and to address issues. The Board discussed the possibility of having signs placed in lawns along the route to remind parents to respect the resident’s property and not block driveways and to allow residents to have access when needed.
- b. Association Business and Operations –
  - 1. Alpha & Omega Int’l Ministries – Mr. Lockwood reported no issues at this time.
  - 2. Mr. Lockwood reported on the City of Sugar Land Homeowner Association Maintenance Responsibilities Task Force Committee stating the next several meetings would focus on training the committee on the City’s responsibilities.
- c. Common Area Maintenance Report –
  - 1. API reported that TX Dot was ready to resume installation of the sidewalks and would be cutting the esplanade back on Nantucket. API reported that the light pole had been removed and stored in the clubhouse storage until the work was complete. The electrician recommended confirming with TX Dot that accessibility to the electrical boring under the roadway was preserved to allow for the electrical lines to be reconnected when the work was complete.

2. After review, the Board approved the entrance landscape improvement proposals for the West Airport esplanades (\$11,915.50), the Stancliff Oaks entrance (\$3,141.50), Summerfield Park (\$1,752.50), and the West Belfort entrance (\$4,211.50). Proposals will be reviewed for the pool/clubhouse after the projected improvements are complete and the Nantucket entrance after the TX Dot construction is completed.
  3. API reported the painting of the curb numbers was in progress. A drive through was done with the contractor prior to the start to review any conditions that needed to be addressed. The Board approved the paint (blue) sample provided.
- d. Pool Report –
1. Lifeguard Contract – Trident Pools was present to discuss pool operations. The Board discussed issues again regarding guards not being on stand at all times when not on break or performing other duties, eating while on stand, using cell phones while on the clock, and not cleaning up after themselves and general cleanup of the pool area. An incident that was reported to the pool monitors a week after the incident was also discussed as the guards were unaware of a resident being injured in the pool. API advised that guards being on stand and aware of all swimmers in the pool was the most important responsibility and that the recent lack of attention was unacceptable.
  2. Pool Monitors – Mrs. Lucille Kalu was present to address concerns with the pool monitors.
  3. API reported the proposals for replacing and increasing the decks with cool deck and the installation of a splash pad were pending. Mrs. Lynn Johnson will work with Jr. D Construction to choose the water features for the proposal.
- e. Park Report – API reported the replacement of the fence along Summerfield Park was scheduled. API reported that contact was pending with the Summerfield Place owner regarding the fence replacement along his back yard.
- f. Clubhouse Report – API reported the contract with J & H Towing to tow illegally parked vehicles in the pool and clubhouse parking lots was pending.

### **Executive Session**

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

- a. Communications Committee – The Board reviewed the progress on the contract updates for the website and newsletter with Barlisa Enterprises, Inc. After discussion, responses were provided to Mr. Ken Langer to further the negotiations with Barlisa Enterprises, Inc.
- b. Collections
  1. Enforcement Action – No action.

- c. Deed Restriction Report –
  - 1. The Board approved the deed restriction report presented by API approving (1) work order for self-help, (6) certified letters and (4) accounts to be sent to the association's attorney for deed restriction enforcement.

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

The next Board of Director's meeting is scheduled for Tuesday, September 24, 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: 9.24.19 \_\_\_\_\_

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

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