

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
April 16, 2024

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. Several residents were present to discuss general business of the community.

Call Business Meeting to Order:

Actions between Meetings:

No action.

Approve Minutes of Previous Meeting:

The Board approved the minutes of the March 19, 2024, meeting.

Committee Reports:

- a. Architectural Control Committee – No report.
- b. Recreation Committee – The Board reported the Easter Egg Hunt held March 30, 2024, was a great success with many residents attending. The Annual Weenie Roast is scheduled for June 29, 2024.
- c. Beautification Committee –
 - 1. API reported on the upcoming Yard of the Month Contest beginning in April and continuing through September.

Treasurer’s Report:

- a. Cash Balances – 03/31/2024 \$1,121,571.97
- b. Delinquencies – 03/31/2024 97.80% 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.

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- b.** Association Business and Operations –
 - 1. API reported responses and information continued to be received to the approved Barrington Place Homeowners' Association Leasing Rules and Regulations Policy mailing. API reported reminder notices were sent to non-compliant owners.
 - 2. Mr. Langer reported 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.
 - 3. API reported the annual meeting was scheduled for May 16, 2024. Two (2) two-year positions are available for election with Ken Langer and Al Lockwood running for re-election. API reported the notice and ballot will be mailed in the April newsletter.
- c.** Common Area Maintenance Report –
 - 1. API reported proposals were requested of the new landscape company for options to replace the landscape border at the Barrington Place Drive entrance. API reported the entrance had been hit by a vehicle with a work order issued to have the blocks re-laid.
 - 2. API reported the tree trimming had been completed.
- d.** Pool Report –
 - 1. API reported the maintenance transition of the pool was underway with inspections scheduled to meet onsite.
 - 2. API presented a proposal from The Pool Attendant Company as an option for pool monitors. The company offers to provide monitors at an hourly rate of \$23.50, which includes scheduling, payroll, and administration of the monitors. After discussion, the Board approved to hire The Pool Attendant Company to provide pool monitors for the pool season at a total cost of \$17,907.00, with Al Lockwood abstaining.
 - 3. API reported an inspection was scheduled for opening of the splashpad.
 - 4. API provided a proposal received from Sweetwater Pools to remove and fill up to 15 calcium nodules at a cost of \$1,250.00 with a cost of \$65.00 per additional nodule. The Board approved the proposal with a cap of \$2500.00.
 - 5. API reported the pool registration dates were posted in the April newsletter.
- e.** Park Report – No report.
- f.** Clubhouse Report –
 - 1. The Board discussed the purchase and installation of new sound panels.
 - 2. The Board requested a proposal be requested to install a handicap ramp at the back door of the clubhouse (closet to the kitchen).
- g.** Newsletter/Website/Sign Report –API reported the website and message boards had been updated. The 2nd edition of the Banner has been mailed to all owners.

Executive Session

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

- a. Collections
 - 1. Enforcement Action – No action.
- b. Deed Restriction Report
 - 1. The Board approved the deed restriction report presented by API including (5) work orders issued for self-help items, (0) extension request, (5) certified letters for non-compliance, (5) unapproved architectural improvements 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, June 18, 2024, 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 8:00 P.M.

Submitted by: _____, Agent Date: _____

_____, President _____, Secretary