

**Barrington Place Homeowners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**April 18, 2023**

**In attendance:**

	<b>Board Members</b>		<b>Management</b>		<b>Guests</b>
<b>X</b>	<b>Ken Langer, President</b>	<b>X</b>	<b>Angela Connell, MASC Austin Properties, Inc.</b>	<b>X</b>	<b>Officer Gary Reid, City of Sugar Land</b>
<b>X</b>	<b>James Lucas, Vice-President</b>				
<b>X</b>	<b>Lynn Johnson, Secretary</b>				
<b>X</b>	<b>Alfred Lockwood, Treasurer</b>				
<b>X</b>	<b>Melanie Cockrell, at large</b>				

(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 and to hear concerns from the residents. No 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 March 21, 2023, meeting.

**Committee Reports:**

- a. Crime Watch Committee – No report.
- b. Architectural Control Committee – No report.
- c. Recreation Committee –
  1. API reported Phil's Commemoration Celebration and Easter Egg Hunt held April 8, 2023, was a great success.
  2. The Board discussed the annual weenie roast scheduled for July 29, 2023,
- d. Beautification Committee –
  1. API reported the yard of the month contest will begin in April and run through September with a Spooktacular contest held in October.

**Treasurer's Report:**

- a. Cash Balances – 3/31/2023 \$959,642.29
- b. Delinquencies – 3/31/2023 97.17% 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.
- b.** Association Business and Operations –
  - 1. API presented the nomination committee report for the annual meeting scheduled for May 18, 2023. Nominated candidates were James Lucas, Melanie Cockrell and Lynn Johnson. Notice and proxy/ballots will be mailed with the May newsletter.
  - 2. After review and discussion, the Board approved the Barrington Place Homeowners' Association Leasing Rules and Regulations Policy. Once filed, the policy will be posted on the association website and Townsq site. A notice to off-site owners will also be prepared and mailed.
- c.** Common Area Maintenance Report –
  - 1. API reported the City of Sugar Land contractor reimbursed the HOA for the irrigation damage at the Stancliff Oaks entrance.
  - 2. API presented a proposal submitted by Texas Environments to install a more permanent landscape border system at the Barrington Place Drive entrance at a cost of \$7,310.00. After discussion, the Board decided to look into options to remove the border, lower the plant bed, and install plants to conceal the sign slab. API will have a foundation company inspect the sign slab to ensure it is secure enough to remove the border or if stabilizing the slab will be necessary.
- d.** Pool Report –
  - 1. API reported no response had been received to the solicitation for pool monitors in the Barrington Banner. Mrs. Lucille Kalu will be returning and will assist with soliciting additional staff.
  - 2. API reported the startup inspection and splashpad open process was scheduled. The Board approved the purchase of a new refrigerator for the pool guards and monitors.
  - 3. API reported on the repairs being made to the pool furniture (straps, inserts, etc.).
- e.** Park Report – No report.
- f.** Clubhouse Report – No report.
- g.** Newsletter/Website/Sign Report –API reported the website and message boards had been updated. The 3<sup>rd</sup> edition of the Barrington Banner was approved and prepared for mail.

**Executive Session**

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

- a. Collections
  - 1. Enforcement Action – The Board denied (1) waiver request.
- b. Deed Restriction Report
  - 1. The Board approved the deed restriction report presented by API including (1) work order issued for self-help items, (1) extension request, (18) certified letters for non-compliance, (3) 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 20, 2023, 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