

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
July 17, 2018

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				
	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 Eric Babnew was not present. Several residents were present to discuss general association business.

Call Business Meeting to Order:

Actions between Meetings:

No action taken.

Approve Minutes of Previous Meeting:

The Board approved the minutes of the June 19, 2018 meeting as written.

Committee Reports:

- a. Crime Watch Committee – No report.
- b. Architectural Control Committee – No report.
- c. Recreation Committee – API reported that no tickets were purchased for Barrington Place Skeeters Night. The Board discussed options for the movie night pool party on August 11th featuring “Jaws on the Water”. Pizza and ice cream treats will be provided along with popcorn and refreshments. Trident Pools offered to provide the movie screen at no charge. API reported the 2018 National Night Out event is scheduled for Tuesday, October 2, 2018.
- d. Beautification Committee –
 1. Lynn Johnson reported that the Yard of the Month winners had been chosen and will be emailed to API for posting.
- e. Communication Committee – No report.

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Treasurer's Report:

- a. Cash Balances – 6/30/2018 \$866,314.30
- b. Delinquencies – 6/30/2018 98.63% collected
- c. Review Financial Reports –

Management Report:

- a. Correspondence received by Association, Directors, Management - None.
- b. Association Business and Operations –
 - 1. API reported no further information had been received regarding the concerns with FBISD school closures, specifically Barrington Place Elementary. Bond elections will be held in November.
 - 2. No further information has been received relating to the Alpha & Omega Int'l Ministries construction plans to replace the small older church building.
- c. Common Area Maintenance Report –
 - 1. The Board requested API to solicit proposals for landscape maintenance and seasonal color installation.
 - 2. The Board requested API to review construction plans for the new construction on Eldridge Road to determine the building location in regards to the resident fences is correct.
- d. Pool Report –
 - 1. Lifeguard Contract – Trident Pools was present to discuss lifeguard contract concerns.
 - 2. Lucille Kalu was present to discuss pool monitor concerns. The Board approved to purchase a new refrigerator for use by the pool monitors and lifeguards.
 - 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 after pool season.
- e. Park Report – API reported the sign light had been repaired.
- f. Clubhouse Report – API reported that a proposal was requested for the exterior painting of the clubhouse.

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.
- b. Deed Restriction Report –
 - 1. Enforcement Action – The Board approved the deed restriction report presented by API.
- c. The Board discussed recent events that occurred at the pool with Boy Scout Troop 23 and now consider the matter closed.

Set Date, Time and Agenda of Next Meeting/Adjournment

The next Board of Director's meeting is scheduled for Tuesday, August 21, 2018 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: _____

_____, President

_____, Secretary