

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
July 27, 2021

In attendance:

Board Members		Management		Guests	
X	Ken Langer, President	X	Angela Connell	X	Officer Gary Reid, City of Sugar Land
	, Vice-President			X	Lucille Kalu, Pool Monitor Supervisor
X	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. 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 months patrol activity and to hear concerns from the residents. Anticipated traffic issues related to school opening was discussed. Officer Reid and API reported that information was posted to Townsq and the website with projected traffic flow patterns, etc. to help alleviate traffic issues. Nine (9) residents were present to discuss general business of the association, including, speeding on Alston, acc application processing and deed restriction issues.

Call Business Meeting to Order:

The Board discussed the appointment process for the vacant board position. An announcement was posted in the newsletter asking all interested residents to submit information to the management company. The Board will review all submissions for an appointment at the next board meeting.

Actions between Meetings:

No action.

Approve Minutes of Previous Meeting:

The Board approved the minutes of the June 15, 2021 meeting.

Committee Reports:

- a. Crime Watch Committee – No report.
- b. Architectural Control Committee – The Board discussed the proposed amendments to the ACC Guidelines. The Board deferred discussion on committee member appointments to executive session.

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- c. Recreation Committee – The Board agreed to cancel the Annual Weenie Roast as well as the community National Night Out event at the clubhouse.
- d. Beautification Committee –
 - 1. API reported the Yard of the Month contest was underway with winners chosen.

Treasurer’s Report:

- a. Cash Balances – 6/30/2021 \$685,841.40
- b. Delinquencies – 6/30/2021 98.36% 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. Alpha & Omega Int’l Ministries – Mr. Lockwood reported on the food distribution efforts and reported no issues.
 - 2. City of Sugar Land Homeowner Association Maintenance Responsibilities Task Force Committee – Mr. Lockwood reported the two-year long study regarding maintenance responsibility of the City “ROW’s” had been concluded.
 - 3. TownSq App Implementation. API reported guidelines for the Owner Forum function were being updated for final review prior to implementation.
 - 4. API reported the quote for an additional 5 mil excess liability insurance and a flood policy was pending.
 - 5. The Board discussed the 87th legislative changes and the impact on the community. Draft policies and management certificate were reviewed and discussed.
- c. Common Area Maintenance Report –
 - 1. API reported on the Alston Road fence project, stating the City of Sugar Land may require an additional letter of agreement from all residents, pending review of the questionnaires used in the initial notification. Further, additional easements were needed after review of the completed survey. Additional information will be provided once received from the contractor.
 - 2. API reported the tree trimming of the common areas had been completed.
 - 3. API submitted an additional proposal for the entrance sign renovation at the Eldridge and West Belfort Entrances. The Board deferred for further consideration.
- d. Pool Report –
 - 1. 2021 Pool Season – API reported on the pool operations reporting no major concerns. Ms. Lucille Kalu was present to address issues relating to the pool monitors.

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2. API presented an updated Pool Project report. The Board requested the timer for the splashpad water features be reduced to 5 minutes.
 3. API reported the landscape and irrigation work at the pool and clubhouse was completed.
 4. API reported on the efforts to reduce the water usage at the splashpad. The general contractor and irrigation company was checking for leaks, feature settings, etc. in an effort to reduce the amount of water being used. API also reported concerns with the area around the splashpad staying wet. The general contractor was asked to investigate possible solutions to prevent the water from collecting in these areas along with issues causing the splashpad GFIC outlet from tripping.
- e. Park Report – API reported the company contracted to install mulch at the playground had done so when the lawn was wet, causing several severe ruts. The company has agreed to correct the problem by installing sand in the ruts once it is dry enough. Payment will be held until the work is completed.
- f. Clubhouse Report –
1. API reported reimbursement had been received from the insurance company for all storm damages submitted.
 2. The Board decided to not allow clubhouse rentals at this time due to the rise in Covid cases.
- g. Newsletter/Website/Sign Report –API reported the website and message boards had been updated. API reported the July edition of the newsletter had been mailed.

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 deferred review of the deed restriction report.
 2. The Board conducted a hearing with an owner relating to a deed restriction enforcement matter. After discussion, the Board approved to allow the paint color to remain on the home with the condition that the color will not be used in the future and all future improvements to the property will be submitted for and approved by the ACC prior to work commencing.

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

The next Board of Director’s meeting is scheduled for Tuesday, August 17, 2021, 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 9:00 P.M.

Submitted by: _____, Agent Date: _____

_____, President _____, Secretary