

**Barrington Place Homeowners Association, Inc.  
Board of Directors Meeting Minutes  
June 16, 2020**

**In attendance:**

Board Members		Management		Guests	
<b>X</b>	<b>Phil Rippenhagen, President</b>	<b>X</b>	<b>Angela Connell</b>	<b>X</b>	<b>Officer Gary Reid, City of Sugar Land</b>
<b>X</b>	<b>Ken Langer, 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. Phil Rippenhagen, at 7:00 P.M. The meeting was conducted at the clubhouse located at 13318 Rosstown Drive, Sugar Land, TX 77478 (by teleconference for residents).

**Call Open Forum to Order:**

Officer Reid was present by teleconference to report on the months patrol activity and to hear concerns from the residents. Officer Reid reported efforts were being made to address vehicles parking across sidewalks in the community.

**Call Business Meeting to Order:**

**Actions between Meetings:**

The Board ratified the following decisions between meetings.

- a) Vote to Close the Pool for the 2020 Pool Season
- b) Vote to Cancel Recreation Events
  - i. Easter Egg Hunt
  - ii. Annual Weenie Roast
- c) Pool Project
  - i. Vote to Approve \$1980.00 for Tumbled Coping
- d) Filing of 2019 Tax Return
- e) Deed Restriction/ACC Reports for the period of April 6, 2020 – June 9, 2020.

**Approve Minutes of Previous Meeting:**

The Board approved the minutes of the February 18, 2020 meeting as written.

**Committee Reports:**

- a. Crime Watch Committee – No report.
- b. Architectural Control Committee – No report.
- c. Recreation Committee –
  - 1. The Board discussed plans for the National Night Out event scheduled for Tuesday, October 6, 2020. The Board deferred deciding to postpone or cancel the event and

- d. Beautification Committee –
  - 1. Mrs. Lynn Johnson reported the Yard of the Month Contest winners.

**Treasurer's Report:**

- a. Cash Balances – 5/31/2020 \$825,952.30
- b. Delinquencies – 5/31/2020 95.69% 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 issues reported by residents relating to the food distribution conducted at the facility.
  - 2. Mr. Lockwood reported on the City of Sugar Land Homeowner Association Maintenance Responsibilities Task Force Committee stating the committee was continuing to explore the Landscape Reimbursement Program in regards to services and costs. Items being discussed include flag placement at major intersections, decorative flags along thoroughfares, and landscape reimbursement costs.
  - 3. Mr. Lockwood reported on the continued efforts of the City Census Committee. Mr. Lockwood reported a 76% citywide return. Mr. Lockwood also reported the Barrington Place community participation numbers were low and requested continued efforts by the community to encourage participation by placing articles in the newsletter and posting on the community message boards.
  - 4. TownSq App Implementation. API reported an announcement was placed in the newsletter regarding the launch of the TownSq app. API reported on implementation delays with several features stating continued efforts are being made to implement all features offered by the app. Information will continue to be sent to owners regarding the app in the newsletter and correspondence. As owners and residents sign up for the TownSq app, a schedule will be made to eliminate the email blast through the website.
  - 5. The Board discussed the postponed annual meeting scheduled for May 21, 2020. The Board will continue to monitor government guidance relating to gatherings for a rescheduled date.
  - 6. The Board approved to renew the energy contract with Engie for 36 months at a rate of .06174.

- c. Common Area Maintenance Report –
  - 1. API reported that confirmation of sidewalk, irrigation and landscaping completion had not been received from TX Dot.
  - 2. API reported Wood Electric had made repairs to the damaged bulletin board.
  - 3. API reported the CIP application process was underway to replace the fence along Alston with a stone wall.
- d. Pool Report –
  - 1. Lifeguard Contract Proposals – No report.
  - 2. Pool Monitors – No report.
  - 3. API presented an updated Pool Project summary report outlining all known costs and a list of unknown expenses expected for the project. API will schedule an on-site inspection prior to scheduling the concrete deck pour.
- e. Park Report – No report.
- f. Clubhouse Report – No report.
- g. Newsletter/Website/Sign Report – API reported the newsletter had been mailed to all owners and residents and the website and message boards had been updated.

**Executive Session**

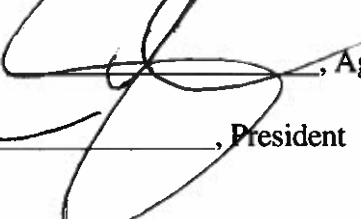
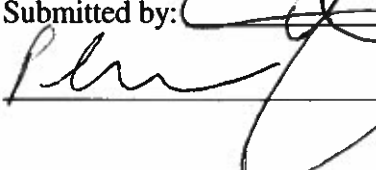
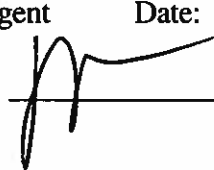
**Reconvene in Open Session and Report on Actions Approved During Executive Session.**

- a. Collections
  - 1. Enforcement Action – The Board approved nine (9) waiver requests with conditions.
- b. Deed Restriction Report – The Board approved the deed restriction report presented by API.

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

The next Board of Director's meeting is scheduled for Tuesday, July 21, 2020 at 7:00 P.M. at the clubhouse located at 13318 Rosstown, Sugar Land, TX 77478 (by teleconference for residents).

Being no further business; the meeting was adjourned by the President, Mr. Phil Rippenhagen at 9:00 P.M.

Submitted by:  , Agent Date: 7-21-2020  
 , President  , Secretary