

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
March 15, 2022

In attendance:

	Board Members		Management		Guests
X	Ken Langer, President	X	Joanna Figueroa, MASC Austin Properties, Inc.	X	Officer Gary Reid, City of Sugar Land
X	James Lucas, Vice-President				
X	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 months patrol activity and to hear concerns from the residents. Officer Reid reported an arrest had been made in connection to the catalytic converter thefts and that more mailbox incidents had been reported in the community. Three (3) residents were present. Other concerns discussed included noise levels at the Alpha & Omega building, storage of improper material at a home in the community and general association business.

Call Business Meeting to Order:

Actions between Meetings:

No action.

Approve Minutes of Previous Meeting:

The Board approved the minutes of the February 15, 2022, meeting.

Committee Reports:

- a. Crime Watch Committee – No report.
- b. Architectural Control Committee – Mr. Langer reported the application process was going well,
- c. Recreation Committee – The Board discussed the Easter Egg Hunt scheduled for April 16th. The Board discussed plans for the Annual Weenie Roast for further consideration.
- d. Beautification Committee –
 1. API reported the yard of the month contest begins in April.

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Treasurer's Report:

- a. Cash Balances – 2/28/2022 \$832,592.31
- b. Delinquencies – 2/28/2022 96.00% collected.
- c. Review Financial Reports – API presented the monthly financial reports for Board review.

Management Report:

- a. Correspondence received by Association, Directors, Management – None.
- b. Association Business and Operations –
 1. The Board discussed the annual meeting scheduled for May 19, 2022.
 2. API reported on progress with filing the management certificate with TREC. Deadline to file is June 2022.
 3. The Board declined the request of another association to utilize the storage unit temporarily.
- c. Common Area Maintenance Report –
 1. API reported on the Alston Road fence project, stating consents were sent to all owners. Further updates will be available next month on construction schedules.
 2. The Board approved the proposal submitted by New Image Trees to trim trees at the Barrington Place Drive entrance, Summerfield Park and the pool area at a cost of \$885.
- d. Pool Report –
 1. The Board moved pool monitor discussion into executive session.
 2. The Board determined a new refrigerator was not necessary for the pool area at this time. The Board chose the areas to install the bike racks as well as the location of the concrete benches.
 3. API reported a work order had been issued to JR. D Construction to prepare the pool for opening.
 4. API reported paint had been ordered to repaint the splashpad and would be provided as soon as available.
- e. Park Report –
 1. Mr. James Lucas reported repairs to the cracked climber section of playground equipment were not successful and another material will be tried.
- f. Clubhouse Report –
 1. API reported an announcement was placed on the website/Townsq that clubhouse rentals would resume March 1, 2022.
 2. The Board approved to increase the clubhouse cleaning contract monthly fee from \$600 to \$660.
- g. Newsletter/Website/Sign Report –API reported the website and message boards had been updated.

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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 (0) work orders issued for self-help items, (1) extension requests, (6) certified letters for non-compliance and (2) accounts to be sent for legal action.
- c. Pool Monitors – The Board approved to Joshua Torres and Al Lockwood’s contracts as pool monitors, at a rate of \$10.50 per hour and Lucille Kalu’s contract as senior pool monitor at a rate of \$14.00 per hour.

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

The next Board of Director’s meeting is scheduled for Tuesday, April 19, 2022, 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