

**Barrington Place Homeowners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**January 17, 2017**

**In attendance:**

<b>Board Members</b>		<b>Management</b>		<b>Guests</b>	
<b>X</b>	<b>Phil Rippenhagen, President</b>	<b>X</b>	<b>Angela Connell</b>	<b>X</b>	<b>Officer Eric Babnew, 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>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.

**Call Open Forum to Order:**

Officer Eric Babnew was present to report on the months patrol activity and to hear concerns from the residents.

**Call Business Meeting to Order:**

**Actions between Meetings:**

No action taken.

**Approve Minutes of Previous Meeting:**

The minutes of the December 20, 2016 meeting were approved as written.

**Committee Reports:**

- a. Crime Watch Committee – No report.
- b. Architectural Control Committee – No report.
- c. Recreation Committee – The Board approved to schedule the Easter Egg Hunt for April 15<sup>th</sup> and the Annual Weenie Roast for May 13<sup>th</sup>.
- d. Beautification Committee –
  1. Lynn Johnson reported that the Christmas Decoration winners were selected and that two (2) additional homes were selected as Honorable Mention. The Board approved to send gift cards to each home.
- e. Communication Committee –
  1. The Board approved API to place an ad in the Banner announcing their participation in the AVON 39 walk.
  2. API reported that an announcement was received from Councilman Porter that he was running for re-election and that a request was submitted to the committee to be place the announcement in the Banner.

**Treasurer's Report:**

- a. Cash Balances – 12/31/2016 \$613,489.92
- b. Delinquencies – 12/31/2016 99.10% collected
- c. Review Financial Reports –
  - 1. API reported that approximately 485 homes had prepaid the 2017 assessments.
  - 2. The Board approved to transfer \$350,000 into the Merrill Lynch account, investing \$200,000 into the CD staggered plan with \$150,000 remaining in the reserve account.
  - 3. The Board discussed the option of changing the operating account to New First as they offered desktop deposits and credit card payment options. API will bring additional information for the Board to review.

**Management Report:**

- a. Correspondence received by Association, Directors, Management -
- b. Association Business and Operations –
  - 1. API reported no further information had been received regarding the construction of the Walmart grocery store to be located on West Airport.
  - 2. Al Lockwood reported that no further concerns were reported with Alpha & Omega Ministries.
- c. Common Area Maintenance Report –
  - 1. API reported that a meeting with Mr. Langer, API and the City of Sugar Land to establish future rights and responsibilities for improvements and maintenance of the areas where the association signs and lights are located was pending receipt of the proposals solicited for the restoration of the irrigation and electrical to those areas.
  - 2. The Board approved the mosquito contract renewal submitted by Cypress Creek Pest Control.
- d. Pool Report –
  - 1. Lifeguard Contract – After review, the Board approved the lifeguard contract submitted by Trident Aquatics.
- e. Park Report – No report.
- f. Clubhouse Report –
  - 1. The Board approved to have a handicap ramp installed at the clubhouse entrance.
- g. Website Report – No report.

**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. Enforcement Action – No action.

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

The next Board of Director's meeting is scheduled for Tuesday, February 20, 2017 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