

**Barrington Place Homeowners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**February 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>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.

**Call Open Forum to Order:**

Officer Eric Babnew was not present.

**Call Business Meeting to Order:**

**Actions between Meetings:**

No action taken.

**Approve Minutes of Previous Meeting:**

The minutes of the January 17, 2017 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. API reported that a correction was sent to the Banner announcing the additional winners of the Christmas Decoration winners.
- e. Communication Committee –
  1. The Board agreed to ask that the announcement article regarding Councilman Porter running unopposed be revised for publication in the Banner.

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**Treasurer's Report:**

- a. Cash Balances – 1/31/2017 \$786,385.53
- b. Delinquencies – 1/31/2017 94.54% collected
- c. Review Financial Reports –
  1. API reported that the approved transfer of \$350,000 into the Merrill Lynch account, investing \$200,000 into the CD staggered plan with \$150,000 remaining in the reserve account had been made.

**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 the proposals solicited for the restoration of the irrigation and electrical had been received and that the 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 could be scheduled.
- d. Pool Report –
  1. Lifeguard Contract – The Board signed the lifeguard contract submitted by Trident Aquatics for the 2017 pool season.
  2. Pool Maintenance Contract - The Board approved the pool maintenance renewal contract submitted by Bratton Pools.
  3. Pool Monitors – The Board requested API to contact the 2016 pool monitors to request their services for the 2017 pool season and place an article in the banner for additional applicants.
  4. Pool Tag Registration – API reported that on-site registration will be held May 13<sup>th</sup>, 12-5, and the API office registration will be May 23rd 5PM-7PM, May 26<sup>th</sup> 9AM-5PM, June 2<sup>nd</sup> 9AM-5PM, June 6<sup>th</sup> 5PM-7PM.
- e. Park Report –
  1. The Board requested API to have the paint inspected on the playground equipment when the pressure washing was being done.
- f. Clubhouse Report –
  1. API reported the handicap ramps had been ordered and will be installed at the clubhouse entrance upon delivery.

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**Executive Session**

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

- a. Collections
  - 1. Enforcement Action – The Board approved four (4) waiver requests.
- 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, March 21, 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