

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
March 21, 2017

In attendance:

	Board Members		Management		Guests
X	Phil Rippenhagen, President	X	Angela Connell	X	Officer Eric Babnew, City of Sugar Land
X	Ken Langer, Vice-President				
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. 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 February 21, 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 15th and the Annual Weenie Roast for May 13th. API will place supplies for the Easter Egg Hunt in the clubhouse office and the new grill has been purchased for the Weenie Roast.
- d. Beautification Committee –
 1. API reported that the prior year volunteer was not able to do the 2017 yard of the month. Lynn Johnson and Melanie Cockrell will select the yards and API will assist with placing the signs on inspection until another volunteer is found. API will provide maps and forms to use.
- e. Communication Committee – No report.

Treasurer's Report:

- a. Cash Balances – 2/28/2017 \$783,077.56
- b. Delinquencies – 2/28/2017 96.12% collected
- c. Review Financial Reports –
 - 1. API reported that transfer of \$350,000 into the Merrill Lynch account was made and would be reflected on the March financials.

Management Report:

- a. Correspondence received by Association, Directors, Management -
- b. Association Business and Operations –
 - 1. API reported that 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 there had been a few incidents of loud music reported from Alpha & Omega Ministries.
 - 3. API reported the annual meeting is scheduled for May 18, 2017. Notices have been placed in the Banner and offsite owners will be notified by mail.
- 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.
 - 2. API reported that the West Airport bulletin sign light was out and a work order was issued to have it repaired.
- d. Pool Report –
 - 1. Lifeguard Contract – API reported that Trident will begin attending the meetings in April.
 - 2. Pool Monitors – API reported that three (3) of the 2016 pool monitors will return this year. An article will also be placed in the Banner for additional applicants.
 - 3. API reported that the pool inspection will be scheduled in April to ensure the pool is ready for the season. Work orders had been issued to have the decks pressure washed and stained along with other minor work needed.
 - 4. Pool Tag Registration – API reported that on-site registration will be held May 13th, 12-5, and the API office registration will be May 23rd 5PM-7PM, May 26th 9AM-5PM, June 2nd 9AM-5PM, June 6th 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.

Executive Session

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

- a. Collections
 - 1. Enforcement Action – The Board approved three (3) waiver requests.
- b. Deed Restriction Report –
 - 1. Enforcement Action – The Board met with an owner and approved their extension request for deed restriction compliance.

Set Date, Time and Agenda of Next Meeting/Adjournment

The next Board of Director’s meeting is scheduled for Tuesday, April 18, 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