

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
April 18, 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. Residents were present to inquire about the construction and traffic on West Airport and Barrington Place Drive. API reported that the entrance would be renovated with irrigation and electrical restored to the esplanade and two plant beds on Barrington Place once an agreement was reached with the City regarding right and responsibility of the locations and improvements. A traffic study will also be requested from the City for the intersection.

Call Business Meeting to Order:

Actions between Meetings:

No action taken.

Approve Minutes of Previous Meeting:

The minutes of the March 21, 2017 meeting were approved with corrections.

Committee Reports:

- a. Crime Watch Committee – No report.
- b. Architectural Control Committee – No report.
- c. Recreation Committee – API reported the Easter Egg Hunt held April 15th was a great success with a total expense of \$688.28. The Annual Weenie Roast is scheduled for May 13th. The Board approved to add the Ice Barn to serve 200 snow cones for a cost of \$375.00.
- d. Beautification Committee –
 1. API reported that the yard of the month winners had been selected and letters mailed along with gift cards.
- e. Communication Committee – No report.

Treasurer's Report:

- a. Cash Balances – 3/31/2017 \$772,110.95
- b. Delinquencies – 3/31/2017 97.00% collected
- c. Review Financial Reports –
 - 1. API presented information on New First Bank as an option for banking which will allow credit card payments. The Board will review and a meeting will be scheduled with the Board to discuss further.

Management Report:

- a. Correspondence received by Association, Directors, Management -
- b. Association Business and Operations –
 - 1. The Board approved to schedule a Skeeters Community Night which will allow Barrington Place residents discount pricing for attending the baseball game. API will provide the schedule to select the night and place the notification in the Banner.
 - 2. API reported that a sign had been posted stating the Walmart grocery store located on West Airport would be opening July 12, 2017. No further communication had been received.
 - 3. Al Lockwood reported that there had been three incidents of loud music reported from Alpha & Omega Ministries.
 - 4. API reported the annual meeting is scheduled for May 18, 2017. The Nominating report was presented with Mr. Phil Rippenhagen, Mrs. Melanie Cockrell, and Mrs. Lynn Johnson being nominated.
- 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 work order had been delayed. Another company was contacted to provide a price for the repair.
 - 3. The Board approved a proposal submitted by Green Earth to trim back the oleanders along the West Airport entrance during the freeze and to remove the one on the end to allow better visibility at a cost of \$400.
- d. Pool Report –
 - 1. Lifeguard Contract – Trident Aquatics was present to address pool opening procedures.
 - 2. Pool Monitors – The Board interviewed and hired Terry Ho as a pool monitor.
 - 3. API reported that the pool inspection will be scheduled in April to ensure the pool is ready for the season.

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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. API reported the work order to have the playground equipment pressure washed had been issued and the paint will be inspected at that time. API was requested to obtain a proposal to install mulch in the playground area.
- f. Clubhouse Report –
 1. API reported the handicap ramps had been installed.

Executive Session

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

- a. Collections
 1. Enforcement Action – The Board approved one (1) and denied one (1) waiver requests.
- b. Deed Restriction Report –
 1. Enforcement Action – The Board approved one (1) 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, June 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