

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
June 20, 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:

Election of Officers was conducted as follows; President – Phil Rippenhagen, Vice-President – Ken Langer, Secretary – Lynn Johnson, Treasurer – Alfred Lockwood, At Large – Melanie Cockrell.

Actions between Meetings:

No action taken.

Approve Minutes of Previous Meeting:

The minutes of the April 18, 2017 and May 18, 2017 (annual) meetings 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 August 17, 2017 with the Sugar Land Skeeters as Barrington Place night. Residents will receive discounted tickets when using the coupon code provided. An article will be placed in the next issue of the Banner. The Board discussed the National Night Out scheduled for October 3, 2017 and decided to have movie night with pizza, ice cream, and popcorn.

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- d. Beautification Committee –
 - 1. API reported that the yard of the month winners were being selected and letters mailed along with gift cards.
- e. Communication Committee – No report.

Treasurer's Report:

- a. Cash Balances – 5/31/2017 \$728,234.32
- b. Delinquencies – 5/31/2017 97.50% collected
- c. Review Financial Reports – No report.
- d. 2016 Audit/Tax Return – The Board approved the 2016 audit prepared by Barry Wuntch LLP. The tax return was approved with corrections.

Management Report:

- a. Correspondence received by Association, Directors, Management -
- b. Association Business and Operations –
 - 1. 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.
 - 2. Al Lockwood reported that there had been three incidents of loud music reported from Alpha & Omega Ministries.
 - 3. The Board appointed Rita Polehmus and Jack Denniston to the 2018 nominating committee.
- 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 was being scheduled.
 - 2. API reported that the West Airport bulletin sign light work order had been delayed. A second company was contacted and the sign had been repaired. Green Earth was requested to remove the grass around the sign and install pavers or gravel to keep the dirt and ants from getting into the sign.
- d. Pool Report –
 - 1. Lifeguard Contract – Trident Aquatics was present to address pool concerns. Enforcement of the no flotation devices was discussed. It was determined that the lifeguards would have discretion to allow the floats depending on their ability to properly supervise the pool. The number of guests in the pool and the size of the flotation device will be considered in their decision.
 - 2. Pool Monitors – No report.

3. The Board reviewed the proposal submitted by JR D Construction to install drainage for the low area between the pool and clubhouse. API was requested to get additional information and a diagram of the proposed improvements.
- e. Park Report –
1. The Board approved the proposal submitted by JR D Construction to paint the metal frame of the playground equipment at a cost of \$3200.00.
 2. The Board approved the proposal submitted by Crosswinds to install mulch in the playground at a cost of \$5,120.00
 3. API presented a proposal to replace the slides of the playground. The Board deferred approval of the proposal at this time, as the slides are not in need of replacement and are only faded.
 4. Officer Babnew reported that the City of Sugar Land was in the process of installing lighting in Slockett Park per the requests of the neighboring residents.
- f. Clubhouse Report –
1. API presented a rental checklist to be left in the clubhouse prior to each rental as a reminder of responsibilities for the Board to review. API was requested to confirm consistency with the rental agreement and to begin with the process.
 2. The Board approved the proposal submitted by JR D Construction to pressure wash and stripe the parking areas at the clubhouse and pool at a cost of 2,845.50. API was requested to confirm the price included the sidewalks located in the same area.

Executive Session

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

- a. Collections
 1. Enforcement Action – None.
- b. Deed Restriction Report –
 1. Enforcement Action – None.

Set Date, Time and Agenda of Next Meeting/Adjournment

The next Board of Director’s meeting is scheduled for Tuesday, July 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: _____

_____, President0006

_____, Secretary