

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
August 15, 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				
	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. Several residents were present to discuss issues relating to the tennis court maintenance at Slockett Park, deed restriction concerns, and to request a reminder be placed in the Banner to pick up after your dog while walking.

Call Business Meeting to Order:

Actions between Meetings:

No action taken.

Approve Minutes of Previous Meeting:

The minutes of the July 18, 2017 meeting were approved as written.

Committee Reports:

- a. Crime Watch Committee – No report.
- b. Architectural Control Committee – The Board discussed the options to amend the guidelines to allow trash can screening.
- c. Recreation Committee – The Board discussed the National Night Out scheduled for October 3, 2017.
- 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.

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
August 15, 2017
Page -2-

Treasurer's Report:

- a. Cash Balances – 7/31/2017 \$656,539.78
- b. Delinquencies – 7/31/2017 98.36% collected
- c. Review Financial Reports – No report.
- d. Newfirst Bank – API presented information to the Board regarding Newfirst Bank as an option for the community. They offer an account that will accept online payments including credit card payments and sweep options to ensure all funds are FDIC insured. API will schedule a meeting with the bank to discuss options further.

Management Report:

- a. Correspondence received by Association, Directors, Management -
- b. Association Business and Operations –
 1. Al Lockwood reported that the previously reported loud music had been lowered but still occurring from Alpha & Omega Ministries.
- c. Common Area Maintenance Report –
 1. API reported that a second meeting would be scheduled with the City of Sugar Land regarding the West Belfort/Barrington Place Drive entrance. API presented the new map outlining the areas covered by the new landscape maintenance reimbursement agreement with the City of Sugar Land reflecting the decreased amount of reimbursement. A new agreement will be prepared and sent for approval and signature.
 2. The Board approved the proposal submitted by JRD Construction to replace the slab of the West Airport bulletin sign at a cost of \$1450.00. API will coordinate the electrician with the job to inspect and replace the breaker box and outlets located behind the sign. API reported the City of Sugar Land did not allow LED signs.
 3. API reported that the meeting with both maintenance and seasonal color companies to re-establish responsibilities, schedules, and communication was postponed awaiting the return of the crew supervisor. The Board requested API have the hawthorns at the clubhouse inspected and a proposal obtained for replacement of any that were dying or not healthy.
- d. Pool Report –
 1. Lifeguard Contract – Trident Aquatics was present to address pool concerns. The Board discussed with Trident the rules relating to floatation devices and the policy for lifeguard discretion required swim tests for patrons. API will prepare and place signage relating to acceptable floatation devices and swim tests at the pool area.
 2. Pool Monitors – Lucille Kalu was present to address concerns with the pool monitors.

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
August 15, 2017
Page -3-

3. API reported additional information was requested for the proposed draining and sidewalk improvements submitted by JR D Construction for the low area between the pool and clubhouse, specifically the costs for the locate services, permits and possible landscape removal and replacement.
- e. Park Report – No report.
- f. Clubhouse Report –
 1. API reported the four (4) additional sound panels to be covered and installed on the ceiling of the main room and foyer had been work ordered and would be installed

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, September 12, 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