

**Barrington Place Homeowners Association, Inc.  
Board of Directors Meeting Minutes  
September 12, 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>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>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 to report on the months patrol activity and to hear concerns from the residents. No residents were present.

**Call Business Meeting to Order:**

**Actions between Meetings:**

No action taken.

**Approve Minutes of Previous Meeting:**

Consideration of the August 15, 2017 meeting minutes was deferred.

**Committee Reports:**

- a. Crime Watch Committee – No report.
- b. Architectural Control Committee – No report.
- c. Recreation Committee – The Board discussed the National Night Out scheduled for October 3, 2017.
- d. Beautification Committee –
  1. API reported September was the last month for yard of the month.
- e. Communication Committee – No report.

**Treasurer's Report:**

- a. Cash Balances – 8/31/2017 \$633,679.54
- b. Delinquencies – 8/31/2017 98.43% collected
- c. Review Financial Reports – No report.
- d. Newfirst Bank – API reported that due to the storm, the meeting with Newfirst Bank had been postponed and would be rescheduled.

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- e. 2018 Budget & Assessments – After discussion, the Board approved the 2018 assessment at \$748 with a discount of \$398 (discounted assessment - \$350) given to accounts paid by January 31, 2018. API will update the budget accordingly for review at the October meeting.

**Management Report:**

- a. Correspondence received by Association, Directors, Management -
- b. Association Business and Operations –
  - 1. Al Lockwood reported that he had received more complaints of loud music and that it appeared services were being held in the small building at Alpha & Omega Ministries. He would report the incidents to the City of Sugar Land code enforcement.
- c. Common Area Maintenance Report –
  - 1. API reported that the meeting with the City of Sugar Land regarding the West Belfort/Barrington Place Drive entrance was delayed due to the storm and would be rescheduled.
  - 2. API reported the work to replace the slab of the West Airport bulletin sign had not been scheduled due to the storm. API will follow up on the schedule.
  - 3. API reported that the meeting with both maintenance and seasonal color companies to re-establish responsibilities, schedules, and communication was again postponed due to the storm and would be rescheduled.
- d. Pool Report –
  - 1. Lifeguard Contract – Trident Aquatics was present to address pool concerns. The Board requested API to confirm the last day of the pool season due to the 30<sup>th</sup> of September falling on a Saturday and to place signs at the pool once determined. Trident reported that no storm damage was noted at the pool area.
  - 2. Pool Monitors – Lucille Kalu was present to address concerns with the pool monitors.
  - 3. API reported requested information for the proposed drainage and sidewalk improvements for the low area between the pool and clubhouse was pending.
- e. Park Report – No report.
- f. Clubhouse Report – No report.

**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, October 17, 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