

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
June 21, 2016

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. He discussed efforts being made to address vehicles parking across the sidewalks and the need to be aware of children being left in vehicles. An article will be sent to be placed in the newsletter.

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 19, 2016 and May 19, 2016 (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 reported the Annual Weenie Roast held May 14, 2016 was a success. The Board discussed the National Night Out scheduled for October 4, 2016.
- d. Beautification Committee –
 - 1. API reported the yard of the month was being chosen and awarded as planned.
- e. Communication Committee – No report.

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Treasurer's Report:

- a. Cash Balances – 5/31/2016 \$494,642.15
- b. Delinquencies – 5/31/2016 96.67% collected
- c. Review Financial Reports – no report.

Management Report:

- a. Correspondence received by Association, Directors, Management -
- b. Association Business and Operations –
 1. API reported no further information had been received regarding the construction of the Walmart grocery store to be located on West Airport near Alston Road.
 2. Al Lockwood reported that the City of Sugar Land was monitoring the concerns with the reported music still being played in the old Alpha & Omega Ministries services building and that two (2) complaints had been reported in the last month.
- c. Common Area Maintenance Report –
 1. API reported the repairs to the curb along the Barrington Place entrance were being made by the city of Sugar Land.
 2. The Board approved the proposal submitted by Green Earth Landscaping for the removal of the agapanthus on the West Airport esplanades as they are obstructing view of oncoming traffic. API reported that it was not recommended to transplant the agapanthus to another location due to the age of the plants and the heat.
 3. The Board approved the landscape contract renewal submitted by Visionscapes reflecting a 5% increase in service costs.
- d. Pool Report –
 1. Lifeguard Contract – Trident Pools was present to discuss the 2016 pool season.
 2. The Board discussed the safety break/adult swim policy agreeing to continue with adult swim at 10 minutes until the hour. Safety breaks will only be called if the lifeguards deem it necessary. Safety breaks will require all swimmers to be removed from the pool water.
 3. Lucille Lockwood was present to address any concerns with the pool monitors. Issues regarding alcohol at the pool and restroom cleaning were discussed.
- e. Park Report –
 1. The Board requested a proposal be obtained for the pressure washing and staining of the pergola located at Summerfield Park.
- f. Clubhouse Report –
 1. The Board discussed final decorations to the clubhouse.
- g. Website Report – No report.

Executive Session

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

- a. Collections
 - 1. Enforcement Action – The Board denied five (5) waiver requests.
- b. Deed Restriction Report – No action.

Set Date, Time and Agenda of Next Meeting/Adjournment

The next Board of Director’s meeting is scheduled for Tuesday, July 19, 2016 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