

Barrington Place Homeowners Association, Inc.
Board of Directors Meeting Minutes
December 20, 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				
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. Scott Denniston was present to report that the doggie stations were installed and the picnic tables built and placed at the clubhouse, completing his Eagle Scout Project. The Board gave their gratitude for a job well done and his contribution to the community.

Call Business Meeting to Order:

Actions between Meetings:

No action taken.

Approve Minutes of Previous Meeting:

The minutes of the November 15, 2016 meeting were approved as written.

Committee Reports:

- a. Crime Watch Committee – No report.
- b. Architectural Control Committee – No report.
- c. Recreation Committee – API reported the next event will be the Easter Egg Hunt in March.
- d. Beautification Committee –
 1. Lynn Johnson and Melanie Cockrall will choose the Christmas Decoration winners the weekend of December 16, 2016.
- e. Communication Committee – No report.

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Treasurer's Report:

- a. Cash Balances – 11/30/2016 \$540,069.23
- b. Delinquencies – 11/30/2016 99.06% collected
- c. Review Financial Reports –
- d. Prior Year Tax Statements - API reported that due to a change in the collection procedures of the County Tax Assessor, past due amounts were owed on several of the property tax statements. The past due amounts were an accumulation of amounts owed between 1997-2008 which were under \$5.00 at the time which was not billed prior to the change in procedure.
- e. Check Signature Process – API reported that additional measures were being made to the check signing process to improve the accountability of the process. Additional measures now include another review and approval along with an updated monthly check register being provided with each batch of checks presented for signature.

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.
 - 2. Al Lockwood reported that no further concerns were reported with Alpha & Omega Ministries.
- c. Common Area Maintenance Report –
 - 1. API reported that Visionscapes and Green Earth were requested to remove the debris from the doggie stations regularly according to each landscape schedule as the stations were being used quite frequently.
 - 1. API reported that a 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 pending receipt of the proposals solicited for the restoration of the irrigation and electrical to those areas.
- d. Pool Report –
 - 1. Lifeguard Contract – API reported that proposals were being solicited for the lifeguard contract and would be available for review at the next meeting.

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2. The Board requested API to follow up on the repair of the sidewalk and slab located at the fence between the pool and clubhouse. A survey of the area will be required due to the slope conditions and the utilities easements in the area.
- e. Park Report – The Board discussed having the playground equipment pressure washed in April along with the pool deck and shade structure.
- f. Clubhouse Report –
 1. The Board requested API to research handicap ramp options for the front door of the clubhouse.
 2. Final decorations still in progress include (2) additional sound panels on the ceiling and artificial plants.
- g. Website Report – No report.

Executive Session

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

- a. Collections
 1. Enforcement Action – No action.
- b. Deed Restriction Report –
 1. Enforcement Action – No action.

Set Date, Time and Agenda of Next Meeting/Adjournment

The next Board of Director’s meeting is scheduled for Tuesday, January 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