

**Barrington Place Homeowners Association, Inc.  
Board of Directors Meeting Minutes  
February 16, 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:**

One resident was in attendance with concerns regarding the coming Walmart on Alston and West Airport. Officer Eric Babnew was present to report on the months patrol activity and to hear concerns from the residents.

**Call Business Meeting to Order:**

**Actions between Meetings:**

No action taken.

**Approve Minutes of Previous Meeting:**

The minutes of the January 19, 2016 meeting were approved as written.

**Committee Reports:**

- a. Crime Watch Committee – No report.
- b. Architectural Control Committee – No report.
- c. Recreation Committee – The Board discussed plans for the association Easter Egg Hunt scheduled for March 26, 2016. A reminder was noted regarding the upcoming Weenie Roast to be scheduled in May.
- d. Beautification Committee –
  1. Mrs. Lynn Johnson discussed procedures for the yard of the month contest. API will contact last year’s volunteer to confirm her intent to choose the winners for 2016
- e. Communication Committee – No report.

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**Treasurer's Report:**

- a. Cash Balances – 1/31/2016 \$521,576.30
- b. Delinquencies – 1/31/2016 88.48% collected
- c. Review Financial Reports – no report.

**Management Report:**

- a. Correspondence received by Association, Directors, Management -
- b. Association Business and Operations –
  - 1. The Board discussed the construction of the Walmart grocery store to be located on West Airport near Alston Road. A meeting was held with the City of Sugar Land and representatives from Walmart to address the communities concerns and to discuss how they have been addressed during planning. Information has been uploaded to website for review by residents.
  - 2. API reported that a letter was being sent to the City of Sugar Land regarding the reported music still being played in the old Alpha & Omega Ministries services building.
  - 3. The Board requested API to forward information regarding Fort Bend Corps to the newsletter for publication.
  - 4. The Board discussed the 2016 annual meeting scheduled for May 19, 2016.
- c. Common Area Maintenance Report – No report.
- d. Pool Report –
  - 1. Lifeguard Contract – API reported lifeguard proposals were being solicited for the 2016 pool season.
  - 2. API reported that a meeting was being scheduled with the landscaper to inspect and provide a proposal for replacement of the dead and/or missing shrubs surrounding the pool area.
- e. Park Report – No report.
- f. Clubhouse Report –
  - 1. The Board discussed final decorations to the clubhouse.
- g. Website Report – No report.

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**Executive Session**

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

- a. Collections
  - 1. Enforcement Action – the Board approved two (2) and denied one (1) waiver requests.
- 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, March 15, 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