

**Barrington Place Homeowners Association, Inc.  
Board of Directors Meeting Minutes  
July 19, 2016**

**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>X</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>X</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 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 June 21, 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 that plans for National Night Out were being finalized 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.

**Treasurer's Report:**

- a. Cash Balances – 6/30/2016 \$475,518.44
- b. Delinquencies – 6/30/2016 97.43% 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.
- c. Common Area Maintenance Report –
  - 1. API reported that the work approved for the removal of the agapanthus on the West Airport esplanades was work ordered and would be scheduled.
  - 2. The Board approved the proposal submitted by JRD Construction to pressure wash and stain the gazebo located in Summerfield Park at a cost of \$1,175.00 with Al Lockwood voting against the motion. The proposal to pressure wash the playground was not approved and deferred until the spring.
  - 3. The Board approved to have the limb removed from the tree closest to the message board due to it preventing the sign door to open.
- d. Pool Report –
  - 1. Lifeguard Contract – Trident Pools was present to discuss the 2016 pool season. It was reported that an incident had occurred at the pool that caused a suspension of a resident. Notification had been sent to the property owner/parent.
  - 2. Lucille Lockwood was present to address any concerns with the pool monitors.
- e. Park Report – no report.
- 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 one (1) waiver request.
- b. Deed Restriction Report –
  - 1. Enforcement Action – The Board to send two (2) accounts to the attorney for deed restriction enforcement. The Board approved one (1) extension request.

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**Set Date, Time and Agenda of Next Meeting/Adjournment**

The next Board of Director's meeting is scheduled for Tuesday, August 16, 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