

**Barrington Place Homeowners Association, Inc.  
Board of Directors Meeting Minutes  
March 15, 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. He reported that extra patrols were being performed due to increased car and residential burglaries and that Nantucket Drive would be blocked off during the City Eggstavananza to prevent visitors from traveling through the community and parking in the community.

**Call Business Meeting to Order:**

**Actions between Meetings:**

No action taken.

**Approve Minutes of Previous Meeting:**

The minutes of the February 16, 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. The Annual Weenie Roast was scheduled for May 14, 2016.
- d. Beautification Committee –
  1. Mrs. Lynn Johnson discussed procedures for the yard of the month contest. API has made contact with last year’s volunteer to confirm her intent to choose the winners for 2016 and has not received a response.
- e. Communication Committee – No report.

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**Treasurer's Report:**

- a. Cash Balances – 2/29/2016 \$553,587.25
- b. Delinquencies – 2/29/2016 92.57% 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.
  - 2. Al Lockwood reported that the City of Sugar Land discussed the concerns with the reported music still being played in the old Alpha & Omega Ministries services building and would continue to monitor the situation.
  - 3. The Board discussed the 2016 annual meeting scheduled for May 19, 2016.
- c. Common Area Maintenance Report –
  - 1. The Board approved the proposal submitted by Green Earth Landscaping to improve the landscaping at the pool/clubhouse area and the Barrington Place West Belfort entrance in the amount of \$4,200.00.
- d. Pool Report –
  - 1. Lifeguard Contract – The Board approved the lifeguard proposals submitted by Trident Pools for the 2016 pool season.
  - 2. API reported that an article had been placed in the Banner soliciting applications for pool monitors.
- 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 – No action.
- b. Deed Restriction Report
  - 1. Enforcement Action – the Board approved one (1) file to be sent to the attorney for legal action.

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

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