

**Barrington Place Homeowners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**November 15, 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>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 September 20, 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 attendance at the National Night Out event held October 4, 2016 was great and went well.
- d. Beautification Committee –
  1. Lynn Johnson and Melanie Cockrall will choose the Christams Decoration winners the weekend of December 16, 2016. The Board approved to order new signs.
- e. Communication Committee – No report.

**Barrington Place Homeowners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**November 15, 2016**  
**Page -2-**

**Treasurer's Report:**

- a. Cash Balances – 10/31/2016 \$501,755.03
- b. Delinquencies – 10/31/2016 98.71% collected
- c. Review Financial Reports – The Board approved the 2016 audit prepared by Barry Wuntch, PC with minor corrections to the disclosure notice regarding relations of the pool monitor, Lucille Lockwood, to board member, Alfred Lockwood.

**Management Report:**

- a. Correspondence received by Association, Directors, Management -
- b. Association Business and Operations –
  - 1. The Board requested API to ensure the additional information received regarding the construction of the Walmart grocery store to be located on West Airport near Alston Road and was published in the Banner and website.
  - 2. Al Lockwood reported that no further concerns were reported with Alpha & Omega Ministries.
- c. Common Area Maintenance Report –
  - 1. The Board reported that the doggie stations were in need of being picked up. API reported that Visionscapes was requested to remove the debris regularly according to landscape scheduled. Visionscapes stated that there would be no charge at this time and would notify us if one would be necessary in the future.
  - 2. API reported that the construction of the strip center at West Belfort and Barrington Place Drive had begun and that the landscaping, electrical and irrigation on the east side of Barrington Place Drive had been demolished and the electrical and irrigation to the esplanade had also been effected. Mr. Langer and API will work with the City to establish future rights and responsibilities for improvements and maintenance of the areas where the association signs and lights are located. API reported proposals had been solicited for the restoration of the irrigation and electrical to those areas.
  - 3. API reported the trimming of the trees along Eldridge were completed.
- d. Pool Report –
  - 1. Lifeguard Contract – The Board requested API to obtain three proposals for the lifeguard contract.
  - 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.

**Barrington Place Homeowners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**September 20, 2016**  
**Page -3-**

- 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 – 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, December 20, 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