

**Brittany Lakes Homeowners Association, Inc.**  
**Board Meeting Minutes**

June 23, 2011

Pursuant to Article VI, Section 1 of the Bylaws of the Brittany Lakes Homeowners Association, Inc. a meeting of the Directors was duly called and held on June 23, 2011 at the **League City Perry Family YMCA located at 1700 Brittany Bay Boulevard in League City, TX 77573.**

**IN ATTENDANCE**

In attendance representing the Brittany Lakes HOA Board of Directors were Janet Alleman, John Dunn, Todd Edwards, Greg Ellis and Mariane Maximous. Also in attendance representing Spectrum Association Management was Rey Saucedo.

**DETERMINATION OF QUORUM**

A quorum of Board members was announced and the meeting was called to order at 6:36pm.

**HOMEOWNER FORUM**

A homeowner expressed his opinion about turning on some of the fountains in the community since the recent rain should have been enough to have them running again. In addition, the homeowner expressed that a newsletter should be published in September 2011. Also the homeowner expressed that the fence staining project was looking good however there is a section that still needs to be addressed by the contractor. The Board of Directors identified the area and expressed that they would address this issue with the contractor.

**MINUTES**

The Board of Directors reviewed the previous meeting minutes for May 26, 2011 was presented. The Board reviewed the minutes and voted unanimously to accept them as an official record of the Association.

**FINANCIAL REPORT**

The Board of Directors was provided the financial report for May 2011. Mr. Greg Ellis reviewed the information and presented to the Board that currently everything is moving right along and sees no potential problems at this time. Mr. Rey Saucedo expressed that the Board is right on budget and sees no problems at this time financially.

**ACC HEARING**

The Board of Directors allowed Mr. Antonio Eliaz to discuss his proposed improvement to his back lot. Mr. Eliaz presented that he would like to build a patio cover that was located in the back yard with the dimensions of 14ft. by 16ft. The patio will be constructed from premium decorative aluminum that simulates wood grain and the cover will be trimmed or capped with hardy plank. The Board requested that the homeowner provide the company's information that will be constructing the patio cover and any additional information that may help the Board make a decision on this matter. Mr. Eliaz explained that he will email the information to Mr. Saucedo and then Mr. Saucedo can forward the information to the Board. The Board thanked the homeowner for coming and that they will get back with him in writing of their decision.

**COMMITTEE REPORTS**

**CAMSTAT- JOHN DUNN**

Director Dunn advised that there was not much new updates with the CAMSTAT program.

**LAKE- TODD EDWARDS/LAKE SUBCOMMITTEE**

Director Ellis reported that a meeting was held with MUD 6 and himself ad Director Edwards in regards to forward progress on resolving the current lake water usage dispute.

**ARCHITECTURAL- TODD EDWARDS**

No new update at this time.

**BEAUTIFICATION- MARIANE MAXIMOUS**

The Board was advised that per the last report from Lynn’s Landscape, the current status of the monument project was pending the City’s approval for the passing of the windstorm test (120+mph) for the monuments. Lynn’s Landscape advised that they anticipate another 2-week turnaround before the project would begin as they awaited final approval from the city for the monument construction. Mr. Saucedo expressed that he will contact the company to see that the project moves forward once the permitting had been obtained.

**SOCIAL- JANET ALLEMAN**

Director Alleman discussed future plans and requests from the Social committee in the community.

**OLD BUSINESS**

**COMMUNITY PROJECTS- Updates**

**Fence Powerwashing & Staining**

Discussion was held earlier during the meeting.

**NEXT MEETING DATE**

July 27rd, 2011 @ 6:30pm

**ADJOURNMENT**

With all business discussed and no other or new business presented to be discussed, the meeting was adjourned at 7:36pm.

---

Authorized Signer  
Brittany Lakes Homeowners  
Association, Inc.

---

Jennifer Roberson  
Managing Agent