

Brittany Lakes Homeowners Association, Inc.
Board Meeting Minutes

June 28, 2012

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 28, 2012 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 Greg Ellis and Todd Edwards. Absent with apologies was Janet Alleman, Tiffany Vance and Mariane Maximous. Also in attendance representing Spectrum Association Management was Jennifer Roberson.

DETERMINATION OF QUORUM

Due to a lack of quorum in Board members present, members present were advised that the meeting could not be officially called to order and no business discussed though owners were encouraged to speak to discuss any concerns they had to bring before the Board.

HOMEOWNER FORUM

Homeowners present made inquiry in regards to:

- The lights at Willow Pond being too bright and possible solutions for resolving this. Director Ellis advised that the Board was currently reviewing options for addressing the lights to reduce the luminosity and would be making a decision on how to best move forward once all options had been presented.
- A report about the tennis court lights not working in addition to the tennis court lock not securing.
- The process for making the pool card distribution more seamless as there were many reports or discussions amongst owners that the processing time is taking over 2-3 weeks. Spectrum advised that the length of the process would be discussed with the amenities department that currently handled processing of those requests.
- The implementation of the new Association fine policy. An owner expressed a concern with a neighbor that continuously violates deed restrictions by running his business from his home and another owner advised City of League City Code Enforcement could be contacted to report that issue. The membership was also advised that a final recorded copy of the Association's recently adopted fine policy would be advertised in a community postcard mail out advising owners of how they can obtain or review a copy of their documents.

PLAYGROUND IMPROVEMENT PRESENTATION

McKenna Construction was present to complete a presentation on their park improvement proposals for the 3 community parks. Samples of products were passed around and reviewed and the Board requested measurements be taken of the 2 small pocket parks for the purposes of installing shades.

NEXT MEETING DATE

July 26th, 2012 @ 6:30pm

Authorized Signer
Brittany Lakes Homeowners
Association, Inc.

Jennifer Roberson
Managing Agent