

BRITTANY LAKES HOMEOWNERS ASSOCIATION INC.

MINUTES OF MEETING BOARD OF DIRECTORS July 16, 2009

NOTICE

The regular Board of Directors meeting was held at the League City YMCA, 1700 Brittany Bay Boulevard in League City, Texas 77573-5135 at 6:30 p.m. per Waiver of Notice.

PRESENT

Todd Edwards	President
John Vance	Treasurer
Greg Ellis	Secretary

ABSENT

Linda Lorch	Vice President
Monica Foster	Director at Large

ALSO PRESENT

Joanne Williams	PCMI Project Manager
Tammy Evans	PCMI General Manager – Texas Region
Bob Eaton	PCMI Director Property Management Operations
Residents	Sign-In Sheet Filed with Minutes

QUORUM

Management announced a quorum was present and the meeting was called to order at 6:40 p.m.

MINUTES

The Board reviewed the minutes of the regular meetings held on Thursday, June 18, 2009. The Board waived the reading of the minutes and upon a motion made, seconded and carried, the Board RESOLVED to approve the minutes as submitted.

FINANCIAL REPORT

The Board reviewed the financial statement for the period ending June 30, 2009 had a balance in the Sterling Bank Operating Account of \$37,753.12 and in the Sweep Account at Sterling Bank of \$115,011.05 for a total of \$152,764.17.

The Southwest Securities Money Market Account balance was \$384,000.48 and the Smith Barney Reserve Account was \$257,851.41. The total Association funds for the period were \$794,616.05.

The Association was over budget in June due to repairs on the lake pump due to vandalism, for irrigation retrofit for the seasonal color at the monuments, for work done on the power supply to the irrigation pump at the lake due to vandalism and for the new seasonal color at the monument entries thanks to the work done by the Beautification Committee.

COMMITTEE REPORTS

Architectural – Director Edwards announced that Beth Scully, Past President, has volunteered to service on the Committee. Director Ellis noted he has recommended comments and edits on the revised guidelines.

Beautification – Director Lorch was not present.

Neighborhood Watch – Director Vance noted he will continue to Chair the Committee following his resignation from the Board. Mr. Vance noted that the Committee anticipates another mail out to owners in the call calling for community volunteers to service on the Committee.

Communication – Jim Turner was not present

OLD BUSINESS

Hurricane Ike – Management included an updated owner repair spreadsheet and advised open locations where repairs were not completed would continue to be monitored monthly. The Board advised the next step would be to send the Texas Property Code 209 letter giving owners with outstanding hurricane related repairs ten (10) days to correct the deed restriction violations or have the matter turned over to legal for non-compliance. Owners are welcome to attend the meetings to discuss the status of their situation but the deadline has passed and action needs to be taken.

2122 Bristol Breeze – The owners attended the meeting to confirm they would be able to relocate the recreational vehicle by August 1, 2009 and would have the property restored to its original condition due to the delay in hurricane related repairs.

NEW BUSINESS

Monument Electrical Repairs – The Board reviewed the two updated proposals and upon a motion made, seconded and carried RESOLVED to award the contract to Clinton Electric in the amount of \$5983.22.

Carroll Childers Pump Bid – The Board reviewed the bid to install an MF100 3 inch Flowmeter/totalizer for the big lake in the amount of \$1816.87. Upon a motion made, seconded and carried the Board RESOLVED to approve the bid as submitted.

Subsidence History – Director Ellis reported on the City of League City water records from meters reflecting surface water usage in 2008 and the anticipated usage for 2009. Director Ellis met with the Harris Galveston Subsidence District staff to discuss the well permit and the options associated with metering the big lake to reduce the necessity of purchasing large amounts of City water by utilizing more lake water for irrigation.

Candidate Application – The Board discussed use of the form by prospective candidates and advised each of the three (3) candidates would be provided with the form when considered to fill the vacancy. Upon a motion made, seconded and carried, the Board RESOLVED to appoint Director Ellis to hold the joint offices of Secretary/Treasurer as provided under the Bylaws until either the vacancy is filled or until the next Annual Meeting of Members to be held in October 2009.

GUEST SPEAKERS

Tammy Evans, General Manager – Texas Region and Bob Eaton, Director Property Management Operations were in attendance to meet with the Board of Directors. The Board and Management discussed the renewed management contract provisions with the goal to provide the level of service for the community unique to the Association and a plan to focus on projects important to the Board and community.

MEETING DATE

The Board meeting is scheduled to be held on Thursday, August 20, 2009 at 6:30 p.m. at the League City YMCA, 1700 Brittany Bay Boulevard in League City in the large conference room.

ADJOURNMENT

The meeting was adjourned at 9:30 p.m.

BRITTANY LAKES HOMEOWNERS ASSOCIATION, INC.

Greg Ellis, Secretary