

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

April 29, 2013

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 April 29, 2013 at the **League City Perry Family YMCA located at 1700 W. League City Parkway in League City, TX 77573.**

**IN ATTENDANCE**

In attendance representing the Brittany Lakes HOA Board of Directors were Melissa Kirkland, Tiffany Vance and Todd Edwards. Absent with apologies was Greg Ellis. Also in attendance representing Spectrum Association Management was Jennifer Roberson.

**CALL TO ORDER**

With a quorum of the Directors present the meeting was officially called to order at 6:35p.m.

**HOMEOWNER FORUM**

A homeowner present wanted to discuss his frustrations with deed restriction enforcement in his area and concern that home values will eventually decline. A note of his concerns was made.

**MINUTE APPROVAL**

The Board reviewed the January 2013 minutes. A motion was made by Director Kirkland, seconded by Director Vance and unanimously carried, approving the minutes as an official record of the Association.

**FINANCIAL REPORT**

The Board of Directors was provided the financial report as of March 31, 2013 and provided an overview of 2013 collection rates as well as 2013 collection rates as of April 29, 2013. A brief overview of all financial reports was provided.

**COMMITTEE REPORTS**

Architectural- No Report

Beautification- No Report

Social- No Report

Communication- No Report

**OLD BUSINESS**

TNMP Easement- Director Edwards signed off on the TNMP easement to initiate the streetlight work that had begun in 2012.

Playground Proposals- The Board reviewed the proposals from All Play and Fun Abounds for the playground project. The Board noted some adjustments they wanted to see but elected to proceed with the project with Fun Abounds as their approved vendor. Director Vance will contact the Fun Abounds representative to finalize the proposal details and schedule the project.

Director Edwards requested a timeline be developed to plan for project completion and the Board determined the following timeline would be sufficient:

- Playground installed by June (prior to school lets out)
- Splashpad project proposal work would be re-initiated following playground completion

- Splashpad construction would begin mid-late August 2013
- Splashpd completion September 2013

Fence Re-Staining Project- The Board was advised staining of remaining section on Hobbs Rd. and Brittany Colony were scheduled to be completed that weekend weather permitting.

Pool Area Improvements- The Board was advised pool building power-washing would be completed per their approval. The Board requested that Spectrum provide a few cost options for replacement of all pool furniture for their review.

#### **MISCELLANEOUS**

The Board discussed replacing 3 or 4 doggie stations throughout the community which were noted as being rusted out at the bottoms. Spectrum will have these ordered and installed once received. The Board also requested a new trashcan be installed at the Loon park in addition to the current one so it could address the overfilling of the can.

#### **NEXT MEETING DATE**

Annual Meeting, Perry Family YMCA, March 23rd, 2013 @ 6:30pm

#### **ADJOURNMENT**

With no further business to discuss the meeting was adjourned at 7:33p.m.

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Authorized Signer  
Brittany Lakes Homeowners  
Association, Inc.

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Jennifer Roberson  
Managing Agent