

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

May 23, 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 May 23, 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, Greg Ellis and Todd Edwards. Also in attendance representing Spectrum Association Management was Jennifer Roberson and representing LoneStar Recreation was Bryan de la Rue and his associate.

**CALL TO ORDER**

With a quorum of the Directors present the meeting was officially called to order at 6:37p.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 April 31, 2013 and provided an overview of 2013 collection rates as well as 2013 collection rates as of May 23, 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**

Playground Proposals- Bryan de la Rue from LoneStar Recreation was asked to present his proposal for the installation of the recreation site playground for Brittany Lakes. After a thorough presentation and discussion on the various proposed components a motion was made by Director Kirkland and seconded by Director Ellis to approve the proposal submitted by LoneStar Recreation with the following revisions:

- Replacement of 1 spring rider with an additional saddle rider component in the toddler section
- Installation of 1 water mister/sprayer
- Installation of 1 water fountain with doggie dish option

The motion unanimously carried and was approved. Director Vance will follow-up with LoneStar in regards to the requested modifications and to obtain an invoice to process the project approval.

Loon Parking Lot: The Board was provided the proposal from Tuttle Construction on re-doing the Loon parking lot and submitted inquiries on how the drainage issue would be addressed. The Board requested that Spectrum confirm this information before an official approval was granted.

**NEW BUSINESS**

Sandvalley Way Easement Access Restriction: Director Vance presented for discussion her concern for motorized vehicles going back behind the homes on Sandvalley Way and using the space causing noise concerns and also potential safety concerns to those residents. The Board requested that a bid be obtained for the blocking of the easement area which could also allow access to the landscapers.

**MISCELLANEOUS**

Director Edwards noted that the trashcan across from his residence needed to be secured as it often came off during windy storms. Director Ellis noted that for June’s board meeting, an agenda topic of discussion would be the filing of a currently vacant Board position now allowable based on recently passed legislation.

**NEXT MEETING DATE**

Perry Family YMCA, June 27th, 2013 @ 6:30pm

**ADJOURNMENT**

With no further business to discuss the meeting was adjourned at 8:00p.m.

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Authorized Signer  
Brittany Lakes Homeowners  
Association, Inc.

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Jennifer Roberson  
Managing Agent