

Brittany Lakes Homeowners Association, Inc.
Board Meeting Minutes

July 25th, 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 July 25th, 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 Tiffany Vance, Greg Ellis and Todd Edwards. In attendance representing Spectrum Association Management was Bart Jones.

CALL TO ORDER

With a quorum of the Directors present the meeting was officially called to order at 6:45p.m.

HOMEOWNER FORUM

One homeowner, Donna Stockton, was in attendance. She came to the board meeting to encourage the board to create something for older kids. A basketball court was discussed. We informed her that we were looking at a water park type addition at the park but that a basketball court had been discussed in the past and was not necessarily off the table for consideration. We told her that any additions were still in the idea and information gathering phase. We also discussed reviewing the reserve study to see what funds are available.

MINUTE APPROVAL

The Board reviewed the June 2013 minutes. A motion was made by Director Kirkland, seconded by Director Ellis 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 June 30th, 2013. A brief overview of all financial reports was provided. The Board approved transferring \$70,000 from the reserves to the Capital Improvement Rec. Center line item in order to fully cover the new park equipment.

COMMITTEE REPORTS

Architectural- A list of ACC requests was made available to the Board. This list included many approved homeowner projects and one pending project.

Beautification- No Report

Social- No Report

Communication- Director Ellis brought up producing a newsletter for the community and the Board was in agreement to provide articles to Director Ellis by August for a September newsletter distribution. John Dunn will be producing the newsletter.

OLD BUSINESS

Playground Project Update: Director Vance provided an update for our new park equipment. The install should be completed by Wednesday the 31st with a final walk through at that time. It was discussed that ECM needs to water the new grass and also that some tree work was to be performed in order for the new slide to be used.

Sandvalley way easement bids: Director Vance advised that she did not see a permanent fix to the easement access issue. It was discussed that a wood fence all the way across might work if removeable to allow access by utilities and pipeline workers.

Dog Stations: Not yet delivered

Bid – Tennis Courts: The Board approved the bid from CL Sports to make improvements to the tennis courts. Improvements include new benches and trash cans, nets, and replacing all the windscreens. Plus reworking the gate so that it is not so easy to enter as it is now.

Bid – Pump Repacement – Lake Pro: The board tabled this bid in favor of new ideas for this fountain area. It frequently does not work and is of questionable beauty. It was suggested ‘coning’ where the water comes out and also suggested making it a dry creek bed. Bart will get three bids and ideas for this area and find out whether the size of the pump is correct for the area.

Loon Parking Lot: The Board approved a bid from Tuttle Construction to fix the Loon parking lot once and for all by putting concrete and rebar under the pavers.

NEW BUSINESS

1. Extend Pool Hours in September? Approved
2. Can Life Guards take info and admit folks? Not Approved
3. Weed eaters or herbicides? Weed eaters only
4. Mosquito Spraying? Board approved mosquito spraying for every other week to the end of September.
5. Playground repair. An inspection was performed by McKenna and from that we will solicit 3 bids to repair any and all damage, including fall zone material (mulch).
6. Tree work at Park. Discussed heavily. Board approved trimming two trees at new park slide. We will get three bids from professional tree companies concerning trees all over the neighborhood. We also discussed the yellowing of some trees due to herbicides used to control weeds.
7. Water Park. Discussed this as a possible future improvement. Need to review budget to see what monies are available going forward
8. YMCA. Aquatics Director Chris Bradford has inquired about bidding for our pool contract to include lifeguards and maintenance. This also includes offering some of their programs at our pool. This would be a relief of sorts for the Y as so many kids there are from our neighborhood.
9. 2014 Budget. Due this week from Bart to Board.

NEXT MEETING DATE

Perry Family YMCA, August 22nd, 2013 @ 6:30pm

ADJOURNMENT

With no further business to discuss the meeting was adjourned at 8:35p.m.

Authorized Signer
Brittany Lakes Homeowners
Association, Inc.

Jennifer Roberson
Managing Agent