

Brittany Lakes Homeowners Association, Inc.

A Texas Non-Profit Corporation

Board Meeting Minutes

January 20th, 2014

LOCATION: Perry Family YMCA
1700 W. League City Parkway
League City, TX 77573

IN ATTENDANCE

Representing the Board Members of the Brittany Lakes Homeowners Association were the following people:

- Todd Edwards (President)
- Greg Ellis (Treasurer)
- Melissa Kirkland (Secretary)
- Julianna Domokos (Director)
- James Charo (Director)

No homeowners were present.

Richard de Vries was present in his capacity as webmaster.

Representing the managing agent from Spectrum Association Management, LP was the following person:

- Bart Jones (Community Manager)

HOMEOWNER FORUM

N/A

DETERMINATION OF QUORUM

A quorum of Board members was announced by Bart Jones and the meeting was called to order at 6:30pm.

APPROVAL OF MINUTES: Board Meeting Minutes from January 22, 2014 were approved as presented.

ELECTION OF BOARD OFFICERS

The Board elected officers for 2014 as follows:

Todd Edwards – President
Greg Ellis – Treasurer
Melissa Kirkland - Secretary

FINANCIAL PACKET: The Board discussed financials and asked that money be moved from the main operating account to another account to bring the amount down below \$250,000 – the FDIC insurance threshold. Spectrum was tasked with accomplishing this.

OLD BUSINESS

- Pet Waste Stations – Bart reported that tops were going to be ordered for the damaged units
- Playground Repair – it was reported that the work was done and all parts were covered under warranty
- Light Easement contract – Bart reported that we responded to TNMP asking for a more defined area of work
- Lake Pro Bid for Waterfall – bid was discussed and more details and a drawing were requested
- Tree Bid for Essex Park – Earthcare – this bid was approved and Bart was going to work with ECM to carry out
- YMCA Pool bid – the bid was presented and the Y rep has offered to attend the next meeting
- Reserve Study Bid – Greg was going to pursue this issue
- Windstorm Insurance – not addressed – had to adjourn early due to weather

NEW BUSINESS – Not discussed in depth due to the Y closing early due to bad weather

- Pool Furniture Quotes
- Capital Expenses for 2014

- Spring Fling

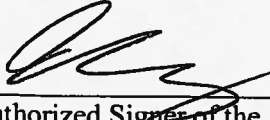
EXECUTIVE SESSION

- Homeowner Aging Report:

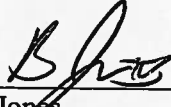
None

ADJOURNMENT

The meeting was adjourned at 8:20 pm due to inclement weather.



Authorized Signer of the
The Brittany Lakes
Homeowners Association, Inc.



Bart Jones
Managing Agent

03/27/14

Date