

Brittany Lakes Homeowners Association, Inc.  
A Texas Non-Profit Corporation

**Board Meeting Minutes**

December 4<sup>th</sup>, 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)

**Representing Spectrum Association Management, LP was the following person:**

- Bart Jones (Community Manager)

**DETERMINATION OF QUORUM**

A quorum of Board members was announced by Bart Jones and the meeting was called to order at 6:38 pm.

**HOMEOWNER FORUM**

There were several homeowners present.

**APPROVAL OF MINUTES:** Board Meeting Minutes from September 17<sup>th</sup>, 2014 were approved.

**FINANCIAL PACKET:** The budget packet was reviewed and approved. There was discussion around why the pool phone bill fluctuates. The board stated, at Richard de Vries suggestion, that the DSL be disconnected at the pool. James requested that the bills be sent to him for further review.

**OLD BUSINESS**

- Light Easement contract – Ongoing – concerns & feedback from legal counsel – Todd was going to speak with them.
- Splash Pad – Bid / Schematic – Houston Recreation provided a final bid along with a layout of the splash pad for the board to review. The board voted 4-1 to approve the bid and proceed with construction. Greg requested that the splash pad be angled more towards the pool. The board also expressed concern about benches and fencing not addressed specifically in the bid.
- Reserve Study – Greg polled the board to get feedback to provide to Helsing towards getting changes in their report.
- Waterfall – Lights – Bart was to set up a meeting with Houston Recreation and a couple of board members to teach them how to change the light colors.
- CAI Membership – approved to renew – Bart is to review list of board memberships for accuracy.
- LakePro Contract Renewal – approved.

**NEW BUSINESS**

- 303 Watercress – architectural appeal. Marc Lawrence was in attendance and demonstrated with documents his plans. Board unanimously approved homeowner appeal
- Lights – several monument lights were out along with some tennis court lights – Bart reported that a vendor was scheduled to repair
- Tree Project – James provided proposed locations for additional trees to be planted in five different areas. The board chose three to concentrate on and wants bids on planting this winter in those areas. The Board also directed Bart to ask homeowners on the west side of Willow Pond if they would like trees planted on that side of the lake, some with the potential to block views until they mature.

Additional Discussion:

- Turn off mister at park
- Cars backing up at drop off and pickup from Bauerschlag Elementary
- Check water bills closely – contact League City to help with breakdown between meters.

**EXECUTIVE SESSION**

- Homeowner Aging Report: No discussion
- Two write-offs approved

**ADJOURNMENT**

The meeting was adjourned at 9:00 pm.

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

\_\_\_\_\_  
Bart Jones  
Managing Agent

\_\_\_\_\_  
Date