

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

Board Meeting Minutes

February 26th, 2015

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) not present

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 6:30 pm.

HOMEOWNER FORUM

There were 4 homeowners present.

APPROVAL OF MINUTES: Board Meeting Minutes from January 22nd, 2015 were approved.

FINANCIAL PACKET: The budget packet was reviewed and approved.

OLD BUSINESS

- Tree Project – Bids – several bids were reviewed by the board. Directors Edwards, Ellis and Kirkland voted to approve the bid from Lynn’s Landscaping. Director Domokos voted against due to cost concerns.
- Light Easement Updates – Bart informed the board that TNMP was still waiting on an easement agreement from the HOA to allow a connection to be made in the back of the neighborhood. The board was not inclined to sign the agreement for multiple reasons related to what was on/not on the easement document. It was noted that TNMP did not even have the correct name for the neighborhood on the document.
- Splash Pad Update – Bart reported that construction was on schedule
- Reserve Study – Greg was to contact vendor for final instructions

NEW BUSINESS

- Tree Replacement – a tree was removed or broken off at the roots and the board wants it replaced. Bart suggested adding it to the tree project about to start.
- The board was informed that a couple of signs were ordered for the park area that were in poor shape.
- Spring Fling was discussed and a projected date of March 26th was chosen.
- The board brought up Safety inspections for the parks. Bart is to ask McKenna about them and get a report.
- It was brought up that ECM crews were using residents water without asking. Bart will contact them about it.
- Bart was asked to have ECM treat for ants around the parks as they are getting bad.
- Bart was also tasked with having park benches checked to see if they need pressure washing.

EXECUTIVE SESSION

- Homeowner Aging Report: Minor discussion

ADJOURNMENT

The meeting was adjourned at 7:30 pm.

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

Bart Jones
Managing Agent

Date