

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

Board Meeting Minutes

March 27th, 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) – not in attendance
- Greg Ellis (Treasurer) - not in attendance
- Melissa Kirkland (Secretary)
- Julianna Domokos (Director)
- James Charo (Director)

One homeowner was present, Mrs. Charo.

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)

DETERMINATION OF QUORUM

A quorum of Board members was announced by Bart Jones and the meeting was called to order at 6:41pm.

HOMEOWNER FORUM

N/A

APPROVAL OF MINUTES: Board Meeting Minutes from January 20th, 2014 were approved as presented.

FINANCIAL PACKET: Bart reported that money was moved into a separate account (financial institution) to bring the operating account below \$250,000. It was discussed that the budget will be adjusted at some point to account for changes in expected spending.

OLD BUSINESS

- Pet Waste Stations – the board discussed getting an another pet waste station on the south side of the park. Bart was charged with getting a bid for this finding out where the existing pet waste station was at the main park – nobody could remember its exact location.
- Playground Repair – the main park needs lots of attention. The water faucet needs fixing, the base of the new slide is eroding around one of the legs, and the mats under the swings need to be adjusted and covered in mulch. Bart reported that Longhorn was not returning calls and that if they didn't soon he would switch to someone else to perform the work. He also reported that he was trying to use them for warranty reasons. It was brought up as well that there is a coating on several benches that is mold or some substance that maybe removable with washing.
- Light Easement contract – Bart reported that he has spoken with TNMP and that they were working on getting us another easement document.
- Lake Pro Bid for Waterfall – the board unanimously thought the sketch of the proposed waterfall was terrible and instructed Bart to acquire another vendor for this project.
- Tree Bid for Essex Park – Bart is to forward the existing approved bids to Melissa for review before proceeding.
- YMCA Pool bid – the bid was rejected due to the fact that Y rep who was going to manage the pool and change over process is leaving the job. It was noted that Gulf Coast has been a good vendor.
- Reserve Study Bid – Greg was going to pursue this issue
- Windstorm Insurance - The Board unanimously approved this insurance with the 2% deductible.

- Signs – New signage was discussed for No Soliciting at each entrance. Bart reported that he already had two sets of signs made but not yet installed. Bart was told of another sign needed at another entrance off of Hobbs Rd.

NEW BUSINESS

- Capital Expenses for 2014 – It was discussed that there would be adjustments to the budget.
- New Violation Enforcement Resolution – the Board unanimously approved a new violation resolution that also gives the association a new forced maintenance empowerment. This will allow the association to fix fencing or perform work on a homeowners property should it be deemed necessary.
- The Board approved donating \$500.00 to the YMCA Capital Campaign as in years past. Partly to secure continued free use of the meeting rooms for the next year.
- Spring Fling – it was reported by Melissa that it was on course to occur April 4th and Bart was to get checks for the vendors.

EXECUTIVE SESSION

- **Homeowner Aging Report:**
Bart reported that the report was huge due to the timing of the year as assessments were just due at the end of January.

ADJOURNMENT

The meeting was adjourned at 8:12 pm.

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

Bart Jones
Managing Agent

Date