

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

**Board Meeting Minutes**

April 24<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)

Two homeowners were present.

**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 6:30pm.

**HOMEOWNER FORUM**

Al,(homeowner living on Willow Pond), came to speak about extending the walkway all the way around the lake. He is basing his request on it being a safety issue for kids riding bikes around the lake and having to hop off the trail and on to the streets to go all the way around it. It was also brought up that trucks were going down Hobbs Rd. to the new Sedona subdivision and were dangerous to our kids heading to and from school that way. Further mention was made of the fact that the MUD actually owns the lake and that there was camera in Loon Park pointing at the ground.

The board responded to the request for the trail around Willow by stating that this discussion has been had multiple times in the past and that the HOA possibly does not own (or own enough of) the land between the lake and the homeowners along Brittany Colony to construct a trail. The homeowner responded back that there was a trail where all the other houses along Siskin and Longspur were.

**APPROVAL OF MINUTES:** Board Meeting Minutes from March 27<sup>th</sup>, 2014 were approved as presented.

**FINANCIAL PACKET:** The budget packet was reviewed and approved.

**OLD BUSINESS**

- Pet Waste Stations – the board approved the purchase of another pet waste station for the back side of the main park.
- Playground Repair – McKenna's bid was approved to fix issues with the parks that include additional mulch, mats to go under the swings, arbor repair, tube replacement and pressure washing some tables and chairs.
- Light Easement contract – Bart reported that he has spoken with TNMP and that they were working on getting us another easement document.
- Bid for Waterfall – a bid from Custom Masonry Stone Works was presented and reviewed. Most of the board seemed to think the bid was very high.
- Tree Bid for Essex Park – Tabled for another year.
- Pool Contract – Bid from Gulf Coast was approved.
- Reserve Study Bid – Greg stated that he had narrowed it to two vendors and was going to interview them.
- Pool Furniture – Picnic Tables – the bid from BJ's was discussed. It was decided to remove the assembly charge from the bid and approve it that way.
- Old Pool Furniture – Bart was going to ask Gulf Coast if they wanted the old pool furniture.

**NEW BUSINESS**

- Pool/Tennis court cards not working – Bart reported that ICS was coming out to perform repairs.
- Resolution about Dangerous Dogs – the resolution was presented from the lawyers. It was approved as is for filing pending signature with notary.
- Capital Expenses for 2015 – It was discussed putting money for a splash pad in next years capital budget..

**EXECUTIVE SESSION**

- Homeowner Aging Report: No discussion
- Letter to Homeowner concerning dangerous dog. Homeowner present and discussion followed.

**ADJOURNMENT**

The meeting was adjourned at 7:50 pm.

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

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

\_\_\_\_\_  
Date