

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

Board Meeting Minutes

May 22nd, 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)

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 6:35 pm.

HOMEOWNER FORUM

Michelle Schwibinger was in attendance to speak about trees and assisting the board in tree and plant selection for the neighborhood.

APPROVAL OF MINUTES: Board Meeting Minutes from April 23rd, 2014 were approved as presented.

FINANCIAL PACKET: The budget packet was reviewed and approved.

OLD BUSINESS

- Pet Waste Stations – the board approved getting another pet waste station and another trash can
- Playground Repair – Bart updated the board on McKenna’s progress and noted that the tube was on order and the arbors would be repaired when the tube came in.
- Light Easement contract – Bart reported no progress but that TNMP has contacted us about getting another easement for the back southeast corner of the neighborhood.
- Waterfall at entrance to Pool – Bart suggested a meeting with a contractor onsite to try and get this project back on track..
- Reserve Study Bid – Greg announced that he had a chosen vendor but needed a little more to prepare.
- Pool Furniture – Picnic Tables – James is organizing the delivery and build of the tables

NEW BUSINESS

- Ken Garza – repair to back fence area – Bart is to secure a bid from ECM to repair the area
- New tree and plants – A new tree ‘team’ was organized and includes James Charo, Michelle Schwibinger, and Scott Jones. The old plan was discussed and Bart was to forward to the new team with the goal of creating a new plan for the next planting season.
- Walking Trail – putting the walking trail all the way around the lake was discussed. It was noted by Greg that space is limited between the homeowners back fences and slope down to the lake and might make it unfeasible without some shoring up work.
- Speed Bumps – discussion if they can be put on a few busy roads. Will need city approval.
- It was reported that the pool shower button was broken. Bart was to get a contractor on it.

- It was also brought up that the wrought iron fence around the pool is looking pretty shabby and needs refurbishing. Bart was to acquire bids for a redo.
- Splash Pad – It was put forward to put this into the budget for next year. Bart was going to forward a contact to Melissa for further discussion and also to get McKenna involved.
- Signs – It was discussed that many signs were needed for NNO and for movie nights at the pool. Also signs stating that the pool is open. James volunteered to get the signs made.
- Solar Lights were also discussed as a possibility around the lake and other places.

EXECUTIVE SESSION

- Homeowner Aging Report: No discussion

ADJOURNMENT

The meeting was adjourned at 8:15 pm.

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

Bart Jones
Managing Agent

Date