

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

Board Meeting Minutes

June 26th, 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 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

Several homeowners were present. Most were there to observe. One homeowner was interested in any social committees and Melissa was going to share her contact information with the person who organizes NNO activities and other events.

APPROVAL OF MINUTES: Board Meeting Minutes from May 22, 2014 were approved with an amendment to change the spelling of one word.

FINANCIAL PACKET: The budget packet was reviewed and approved.

OLD BUSINESS

- Pet Waste Stations – Bart informed the board that a new one will be installed next week.
- 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 that the lights location had been staked and were waiting for a survey.
- Waterfall at entrance to Pool – Melissa met with Houston Rec and will get a bid for the waterfall from them
- Reserve Study Bid – Study was discussed at length and the board reaffirmed its vote to go with Helsing to include annual updates going forward.
- Pool Furniture – Picnic Tables – Done. Bart will research getting concrete pads under the ones at the parks for security.
- Ken Garza – repair to back fence area – Board approved a one-time repair of the area by ECM.

NEW BUSINESS

- New Sand for Pool – board approved the bid to replace the sand in the filters.
- Splash Pad – Melissa reported meeting with Houston Rec and McKenna to get splash pad bids.
- The bid was approved to trim the bushes on League City Parkway so the city can clean out the ditch.
- Boards are getting kicked out of the fence at a certain spot and it was discussed how to prevent.
- Todd brought up cleaning several wood benches around the parks. Bart was going to assign McKenna to bid in it since they pressure washed several tables and benches at the main park.
- ECM will be asked to refill all the pet waste stations in the neighborhood.
- Bart will get bids to replace the wood fence around the big pump by Willow Pond.
- Bart will also get bids on repairing/repainting the wrought iron fence around the pool. He was also asked to look into aluminum fencing as well.

EXECUTIVE SESSION

- Homeowner Aging Report: No discussion

ADJOURNMENT

The meeting was adjourned at 8:30 pm.

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

Bart Jones
Managing Agent

Date