

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

Board Meeting Minutes

July 24th, 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 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

A couple of homeowners were present and discussion was centered on dirt piled on fences in Brittany Lakes on the back sides – which is in another neighborhood altogether – Magnolia Creek.

APPROVAL OF MINUTES: Board Meeting Minutes from June 26th 2014 were approved.

FINANCIAL PACKET: The budget packet was reviewed and approved with the stipulation that pool furniture costs were to be moved to the Capital budget.

OLD BUSINESS

- Playground Repair – Bart updated the board on McKenna’s progress and noted that all the work was done except painting the tunnel
- Light Easement contract – Bart reported no action this month but that stakes were removed from the light locations
- Reserve Study Bid – Helsing was engaged to perform the study and is in the information gathering phase
- Bushes on League City Pkwy were trimmed – board has asked if they can be moved
- Holiday Decoration Bid – board wants color options – Melissa to coordinate?
- Cypress Creek Pest Control Bid - Approved

NEW BUSINESS

- Waterfall Bids – the board wants pictures of proposed work
- Splash Pad Bids – Bids were incomplete – Houston Rec’s bid was good and detailed. Bart was going to forward pictures and additional details. McKenna’s bid was not ready.
- New Tree and Plants – James discussed this new group getting together for a meeting to determine scope and what they want to do

Additional Discussion:

- ECM – Weedeaters marking up fences again
- Investigate Removing old water meters
- Inspect metal gates along lake for maintenance letters
- Get Entrance Tower added to Bids for Fence around Pool
- Forced Maintenance vs Fines Discussion

- Missing Fence Boards
- ACC Review of 2513 Goldeneye

EXECUTIVE SESSION

- Homeowner Aging Report: No discussion
- Introduced new Site Manager, Caitlin Hanlon
- Reviewed Violation Report
- Discuss Changing Collection Policies with Spectrum

ADJOURNMENT

The meeting was adjourned at 8:00 pm.

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

Bart Jones
Managing Agent

Date