

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

**Board Meeting Minutes**

August 28<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) Not Present
- Melissa Kirkland (Secretary)
- Julianna Domokos (Director) Not Present
- 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 6:30 pm.

**HOMEOWNER FORUM**

Only one homeowner was present.

**APPROVAL OF MINUTES:** Board Meeting Minutes from July 24<sup>th</sup> 2014 were approved.

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

**OLD BUSINESS**

- Light Easement contract – Bart reported speaking with the TNMP rep and he reported that a new easement document is being prepared at this time
- Concrete Bases for Picnic Benches – McKenna was approved for this project
- Reserve Study Bid – Bart reported that it was in progress
- Holiday Decoration Bid – board wants upgrades – Melissa to coordinate – Bart is going to ask for upgrade bids
- Waterfall Bids – no update. Cost for pump is holding up Houston Rec bid
- Splash Pad Bid – it was discussed that a bid needs to be awarded in November in order to start construction in January.

**NEW BUSINESS**

- Fence Bid – it was discussed that further bids need to tie into splash pad project since they will be tied into each other.

**Additional Discussion:**

- Move next meeting to September 17<sup>th</sup>
- Set Annual meeting date for October 23<sup>rd</sup> at YMCA
- Julianna, Melissa and Greg up for re-election – Bart to send out notes to ask if running again
- 2270 Longspur – patio discussion with homeowner – walkway slightly over side easement – board approved
- The board wanted Bart to additional money into the capital budget for tree and plants
- The board also discussed having someone review all the wrought iron fencing and send letters to the homeowners who needed to repair their fences
- Also discussed was soil testing for an area east of the tennis courts where several pine trees are not growing properly

**EXECUTIVE SESSION**

- Homeowner Aging Report: No discussion

**ADJOURNMENT**

The meeting was adjourned at 8:00 pm.

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

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Bart Jones  
Managing Agent

\_\_\_\_\_  
Date