

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

Board Meeting Minutes

September 17th, 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 6:38 pm.

HOMEOWNER FORUM

No homeowners were present

APPROVAL OF MINUTES: Board Meeting Minutes from August 28th, 2014 were approved.

FINANCIAL PACKET: The budget packet was reviewed and approved.

OLD BUSINESS

- Light Easement contract – Ongoing – metes and bounds being prepared by surveyor
- Concrete Bases for Picnic Benches – McKenna to install
- Reserve Study Bid – Contract with Helsing – site visit set for September 24th
- Holiday Decoration Bid – Upgrades approved by board to go with Option B
- Waterfall Bids – Bid approved to \$14,000 max. New pump, electrical needed as well as rocks and lights to be added
- Splash Pad Bid – Houston Rec stated that survey was needed as first step. The ‘snowman’ shape was liked by the board and Houston Rec is going to provide a large design to show at the annual meeting. Greg will propose at the annual meeting to get feedback from homeowners.

NEW BUSINESS

- Annual Meeting – Move date to October 30th from the 23rd.
- Houston Recreation Meeting – splash pad discussion. Board directed them to shoot for a \$175,000 budget.

Additional Discussion:

- Lights on certain monuments were reported to be out.
- The tree project is ongoing with James working on a recommendation with the tree group
- James was working on sign bids for neighborhood activities like NNO

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.

Bart Jones
Managing Agent

Date