

# BRITTANY LAKES HOMEOWNERS ASSOCIATION INC.

## MINUTES OF MEETING BOARD OF DIRECTORS January 22, 2009

### NOTICE

The regular Board of Directors meeting was held at the League City YMCA, 1700 Brittany Bay Boulevard in League City, Texas 77573-5135 at 6:30 p.m. per Waiver of Notice.

### PRESENT

Linda Lorch	President
Todd Edwards	Treasurer
Greg Ellis	Director
John Vance	Director

### ALSO PRESENT

Joanne Williams	Planned Community Management, Inc.
Jim Turner	BLHOA Webmaster
Residents	Sign-In Sheet Filed with Minutes

### ORGANIZATIONAL MEETING

Upon a motion made, seconded and carried the Board RESOLVED to elect the following slate of officers for the 2008-2009 term:

Todd Edwards	President
Linda Lorch	Vice President
Greg Ellis	Secretary
John Vance	Treasurer

### HOMEOWNERS FORUM

Residents expressed their concerns with the increased vandalism and crime in the community. The Board discussed the Neighborhood Watch Committee involvement on these issues and requested Owner participation in the Association Committees to monitor this activity and that the vandalism and crime is to also be reported to the City of League City Police Department to request additional patrols.

### MINUTES

The Board reviewed the minutes of the regular meetings held October 2, 2008 and the draft minutes of the Reconvened Annual Meeting of Members held December 16, 2008 respectively. The Board waived the reading of the minutes and upon a motion made, seconded and carried, the Board RESOLVED to approve the minutes as submitted. The Reconvened Annual Meeting minutes will be approved by the membership at the next annual meeting of members.

Upon a motion made, seconded and carried, the Board RESOLVED to hold future annual meetings in October each year in the event a reconvened annual meeting is required. The annual budget will be established prior to the annual meeting so the assessment may be sent to Owners in compliance with the Texas Property Code 30-day assessment notice requirement.

### FINANCIAL REPORT

The Board reviewed the financial statement for the period ending December 31, 2008 and requested the detail ledger information sent to the Board.

The Board discussed the financial reports and upon a motion made, seconded and carried the Board RESOLVED to convert the Association financial accounting from accrual to cash accounting effective January 2009. The Board requested input from auditor Kenneth Johse, CPA on strategy to accomplish this goal and its affect, if any, on the financial reporting and subsequent audits.

**OLD BUSINESS**

**Cypress Creek Pest Control** – The Board discussed the 2009 contract for community mosquito control service and upon a motion made, seconded and carried the Board RESOLVED to approve the increase from \$651.00 to \$68.00 plus tax per visit for fiscal 2009.

**Post Hurricane Ike** – The Board discussed repair schedules affecting residents and the common areas and directed Management focus on fence repairs in both sectors to confirm these are being addressed. Other repairs resulting from the hurricane will be addressed on a case basis to get the community back to pre-hurricane condition through deed restriction enforcement policy.

**NEW BUSINESS**

**Annual Audit** – The Board reviewed the proposal submitted by Kenneth Johse, CPA to conduct the 2008 annual audit and to file the 2008 tax returns. Upon a motion made, seconded and carried the Board RESOLVED to approve the proposal from Kenneth Johse, CPA to prepare the 2008 Federal Income Tax Return and the Texas State Franchise Tax Return.

**Committees** – The Board will implement a Board Liaison Program for each standing committee and assist the Neighborhood Watch Committee address resident patrols, with contacting Municipal Utility Districts 13 and 6 for financial assistance with County patrols and the League City Police Department for additional patrols.

Management will prepare resolutions for each Standing Committee and Ad Hoc Committee as appropriate during the course of the year as may be required and the Board in conjunction with each Committee will prepare a job description for the committee members outlining the committee objectives, responsibilities and authority, if any.

**Meeting Date** – Board meetings will continue to be held at 6:00 p.m. at the League City YMCA, 1700 Brittany Bay Boulevard in League City in the small conference room until further notice.

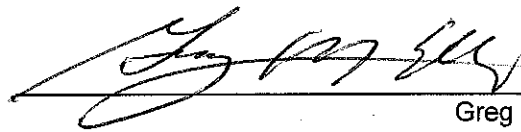
**ADJOURN TO EXECUTIVE SESSION**

**Deed Restriction Violations**

**ADJOURNMENT**

The meeting was adjourned at 8:20 p.m.

**BRITTANY LAKES HOMEOWNERS ASSOCIATION, INC.**



Greg Ellis, Secretary