

Brittany Lakes Homeowners Association, Inc.
Board Meeting Minutes

June 23, 2016

Pursuant to Article VI, Section 1 of the Bylaws of the Brittany Homeowners Association, Inc. a meeting of the Directors was duly called and held on June 23 ~~April 28~~, 2016 at the Perry Family YMCA located at 1700 League City Pkwy, League City, TX 77573.

IN ATTENDANCE

Representing the Members of the Brittany Lakes Homeowners Association were the following Board members:

- Todd Edwards (President)
- James Charo (Vice President)
- Lori Armstrong (Director-at-Large)

Absent with apologies:

- Melissa Kirkland (Secretary)
- Kimberly Widener (Treasurer)

Representing Spectrum Association Management, LP were the following people:

- Adrienne Victorian (Community Manager)

DETERMINATION OF QUORUM

A quorum of Board members was announced and the general session meeting was called to order at 6:30 pm.

HOMEOWNER FORUM

At the invitation of the Board President, two League City police officers gave their report on the limited crime / misdemeanor activity within Brittany Lakes.

A homeowner inquired information on the perimeter fence and wristband distribution. Another homeowner asked about the rules pertaining to cars parked on the street.

MINUTE APPROVAL

The Board unanimously approved the May 26th, 2016 Board meeting minutes via email prior to the meeting.

FINANCIAL REPORT

The Board reviewed the May 2016 financial report.

NEW BUSINESS

- The Board approved a motion to begin spraying for mosquito extermination on a weekly basis until further notice.

- President Todd Edwards informed the Board that he has initiated discussions with Iron Shield to scope adding security cameras at Loon Park, Essex Park, as well as at the splash pad.

OLD BUSINESS

- Tennis court fence repair has been previously approved by the Board. CL Sports has requested that BL sign the approved bid/scope of work.
- The wrought iron fence project is still under development. All of the wrought iron fences are not in the bids presented to the Board. Materials of construction (aluminum or wrought iron), as well as the project scope for immediate execution, is still undetermined.
- The Board discussed the need for an audit of the Association finances. Several firms have been proposed for execution of the audit. The Board will review the list of firms and provide a recommendation to hire a firm to execute the audit.
- The Recreation Center Beautification project was discussed. The scope of this project is large and is subsequently under development. President Todd Edwards proposed to meet outside of the normal Board meeting to develop the scope of work and its' attendant timeline for execution.
- National Night Out will be led by Secretary Melissa Kirkland with assistance from a resident (resident Janine Fehsenfeld has been nominated for this role).
- President Todd Edwards motioned for adjournment at 8:48pm. Director James Charo seconded the motion. The Board unanimously agreed to adjourn.

EXECUTIVE SESSION

The Board entered into executive session at the call to order at 8:49 pm. Issues regarding Willow Pond, common area perimeter fencing, and various ARC violations were discussed.

Aging reports on financial delinquencies were also discussed and addressed.

ADJOURNMENT

With all business discussed and new business presented, the Board adjourned from executive session and the general meeting at 9:30 pm.

NEXT MEETING DATE

July 20, 2016 at 6:30 pm at the Perry Family YMCA.

