

**Brittany Lakes Homeowners Association, Inc.**  
**Annual Meeting Minutes**

October 22, 2015

Pursuant to the Bylaws of the Brittany Lakes Homeowners Association, Inc. an annual meeting of the membership was duly called and convened on October 22<sup>nd</sup>, 2015 at the **League City Perry Family YMCA located at 1700 Brittany Bay Boulevard in League City, TX 77573.**

**DETERMINATION OF QUORUM**

A quorum of homeowners was announced by Bart Jones and the meeting was called to order at 6:39.

**PROOF OF NOTICE**

The membership was presented with a copy of a meeting notice which was mailed out to the membership announcing the meeting.

**INTRODUCTIONS**

The membership present was introduced to the current sitting Board of Directors; Todd Edwards, Greg Ellis, James Charo, Julianna Domokos and Melissa Kirkland.

**GUEST SPEAKERS**

League City Police Officer Cavaleiro and Sgt. Goldman were present to speak about crime and crime prevention. They spoke about the low rate of crime in the neighborhood and that response times were fast in this area of League City. They also brought and discussed current crime statistics, causes of many of the incidents, and issues related to school pickup times.

**2014 ANNUAL MEETING MINUTE APPROVAL**

A motion to approve the meeting minutes as presented was made and was seconded. The motioned carried unanimously approving the 2014 minutes.

**FINANCIALS**

A budget and financial overview was given by Bart Jones along with a short Q & A for the membership. The 2016 assessment is to remain the same at \$475. There was considerable discussion of a Reserve Study that the board commissioned to assist with future budget outlays. Individual expenses or line items questioned were community event expenses and a payable to operating line item on the balance sheet. The board and Bart explained the reasons behind these expenses and how they are budgeted for.

The membership was presented with the 2016 Proposed Budget. The Board previously approved the budget to present to homeowners. The homeowners approved the 2016 Budget as presented.

**ELECTION OF BOARD MEMBERS**

With four candidate profiles being received for the election, there were four candidates on the ballot for three board seats. The candidates were Todd Edwards, James Charo, Lori Armstrong, and Kim Widener. Having utilized an electronic election, the floor was not opened for nominations. After counting proxy votes, ballots from attendees, and adding the electronic tally the new board members were announced. Directors Todd Edwards, James Charo and Kim Widener were accepted as Board members for 2016-2017.

## **COMMITTEE REPORTS**

- a. Landscaping – the board announced that a new landscaper had been hired, Gruene Horticultural Services. It was explained that poor service and a large bump in cost precipitated the change in vendors.
- b. Tree Project – James Charo took the lead in explaining the scope and reasoning behind a project to add trees to multiple areas in the neighborhood. One park was already planted and in November the rest of the plantings at the other park areas will occur. It was also brought up that the majority of the trees in the common areas of the neighborhood were being trimmed at this time as well.
- c. Splash Pad – Houston Recreation has completed work on the new splash pad and an inspection by a third party was scheduled to be performed soon. It was explained by the board that the goal was to have the splash pad available throughout the year when the weather was okay for getting wet.

## **QUESTION & ANSWER SESSION**

The floor was opened up for question and answer. Tennis court maintenance was mentioned as a issue and it was explained that changing landscape companies should help keep the courts clean. The wrought iron fencing at the end of multiple streets was mentioned as needing refurbishing and it was brought forth that bids were being sought for this work.

Pool building maintenance was also discussed and the board explained that a few bids were in hand and they were seeking more before refurbishing them. Lights were also brought up and it was mentioned that the board has looked into getting a light maintenance company. Two bids were already obtained to review for this work.

Future potential projects mentioned were adding parking to the Recreation area, staining the fences again, adding more light to the parks, new cameras and adding more cameras, a covered pavilion, work out equipment along walking trails, and painting pickle ball court lines on the tennis courts. Adding something for teens was also brought up.

Too many signs on Landing was brought up as an annoyance. It was mentioned that removing the oleanders on League City Pkwy, moving them to one of the existing parks, and replacing with low bushes that won't interfere with League City's annual 'cleaning out' of the drainage area is a future goal of the board.

Another issue discussed at length was the possibility of adding monuments or signage in areas of the neighborhood that don't have it. The board agreed of the need and promised to look into it and get bids. Of special concern was the areas along Landing since this road will eventually be pushed further south.

## **ADJOURNMENT**

With all business discussed and no other or new business presented to be discussed, the meeting was adjourned at 9:15 pm.

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Authorized Signer  
Brittany Lakes Homeowners  
Association, Inc.

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Bart Jones  
Managing Agent