

Brittany Lakes Homeowners Association, Inc.
Annual Meeting Minutes

October 30, 2014

Pursuant to Article VI, Section 1 of the Bylaws of the Brittany Lakes Homeowners Association, Inc. an annual meeting of the membership was duly called and convened on October 30th, 2014 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 6:40.

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.

2013 ANNUAL MEETING MINUTE APPROVAL

A motion to approve the meeting minutes as presented was made and was seconded. The motioned carried unanimously approving the 2013 minutes.

FINANCIALS

A budget and financial overview was given by Bart Jones along with a short Q & A for the membership. The 2015 assessment is to remain the same at \$475. There was discussion about an upcoming reserve study to help the board better manage the association's money and plan for future expenses. Large expense outlays discussed that could affect future expenses were staining fences, upkeep and replacement of pumps for the lakes and irrigation and the fountains.

ELECTION OF BOARD MEMBERS

With three candidate profiles being received for the election, there were three candidates on the ballot for two board seats. The candidates were Greg Ellis, Melissa Kirkland, and Pauline Gadsby. 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 Greg Ellis and Melissa Kirkland were accepted as Board members for 2014-2015.

COMMITTEE REPORTS

- a. Trees/Landscaping – James Charo took the lead and explained that a sub-committee had been formed to study different areas in the neighborhood with the aim of adding trees. The goal was to identify areas to add them and get bids for this work.
- b. Splash Pad – Houston Recreation sent a large rendering of the shape of the splash pad that the board favored. The board held an open discussion of the splash pad with the homeowners present. The board felt as though the neighborhood in general supported going forward with the Splash Pad project.

QUESTION & ANSWER SESSION

The floor was opened up for question and answer. Discussion followed on the splash pad and what other projects were looked at. It was brought up that this would be an amenity that would help with property values. Additional discussions were had on the appropriateness of certain Halloween decorations and if fining was an option to help deal with this issue.

The sidewalks in the main park were talked about – they are low in the ground and mulch and dirt gather on top of them when it rains. A suggestion was made to pump them up from below. A homeowner wanted a note on the website about kids driving golf cards.

Also discussed were solar lights to go around the lake, sprinkler timing, and tennis court access.

ADJOURNMENT

With all business discussed and no other or new business presented to be discussed, the meeting was adjourned at 9:05 pm.

Authorized Signer
Brittany Lakes Homeowners
Association, Inc.

Bart Jones
Managing Agent