

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

November 18, 2010

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 reconvened on November 18, 2010 at the **League City Perry Family YMCA located at 1700 Brittany Bay Boulevard in League City, TX 77573.**

**DETERMINATION OF QUORUM**

Having failed to achieve quorum at the originally called annual meeting on October 21, 2010, a reconvened annual meeting was called where a quorum was achieved with 85 residents present either by proxy or in person. The meeting was called to order at 7:00pm.

**PROOF OF NOTICE**

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

**INTRODUCTIONS**

The membership present was introduced to the current sitting Board of Directors Todd Edwards, Greg Ellis, John Dunn and Tor Savidge, missing with apologies was Director Ron Wright. Spectrum provided an introduction to their website at [www.spectrumam.com](http://www.spectrumam.com) to assist homeowners in reviewing their personal account information as well as corresponding with Spectrum's office.

**2009 ANNUAL MEETING MINUTE APPROVAL**

Director Edwards motioned to approve the meeting minutes as presented and was seconded by Director Ellis. The motioned carried unanimously approving the 2009 minutes.

**COMMUNITY UPDATES**

**A. NOMINATIONS FOR BOARD POSTIONS**

**B. INTRODUCTION OF CANDIDATES**

The names of all nominees were read out to the membership and the nominees present were asked to speak before the membership.

**C. CANDIDATE STATEMENT**

Each candidate stood before the membership and provided a brief synopsis about themselves and gave the opportunity for questions to be asked of them.

**D. ELECTION OF BOARD MEMBERS**

There being no additional nominations for the Board of Directors the membership was asked to complete their ballots.

**E. COMMITTEE UPDATES**

While the ballots were being counted by Spectrum, Director Edwards led discussion for committee updates.

**a. Lake Committee**

- Director Savidge provided the membership with a brief synopsis on the current Willow Pond lake bulkhead issue and the work being done to resolve this matter.

**b. Safety Committee/CAMSTAT**

- Director Dunn provided the membership with the latest CAMSTAT community survey results indicating the priority concern in the

community was burglary and theft. The CAMSTAT survey results will be used to ensure LCPD is focusing on appropriate issues as they relate to the communities needs.

**c. ARC**

- Director Edwards advised the membership of the new ARC guidelines which are being developed and are currently pending legal review. The ARC guidelines are intended to help reduce ambiguity in the CC&R's and the manner of enforcement on ARC related items. The guidelines will also serve in providing consistency in ARC decisions and the general aesthetic appeal of the community. Director Edwards advised the membership that the final ARC document would be sent to the homeowners for comment.

**d. Beautification Committee**

- Director Edwards advised the membership of the current landscape project which is underway along Landing Boulevard. The scope of the project was discussed and detailed as including irrigation, planting and the installation of new monuments. The project is anticipated for completion by the end of 2010.

**e. Social/NNO Committee**

- Committee member Ringueberg discussed the success of the 2010 NNO event held in the community recreation center. Plans to make the event larger for 2011 are underway to help bring more neighbors out. The membership also discussed the possibility of holding a Spring event or an additional garage sale. Discussion was had on possibly developing a social event which would also serve as a method of bringing awareness for the Willow Pond lake issue to light with the residents such as a fishing tournament or a community picnic day along the lake.

**F. CALL FOR COMMITTEE MEMBERS**

Director Edwards presented the membership with an opportunity to serve as committee members on any of the available community committees.

**G. ELECTION RESULT ANNOUNCEMENTS**

Following the committee updates, Director Edwards read out the election result announcements. The newly elected members of the Board based on their highest number of votes were: Greg Ellis, Janet Alleman and Mariane Maximous. The Board will meet separately to appoint the offices of the 5 new Board members and determine office terms.

**FINANCIAL REPORT**

Director Ellis provided the membership with an overview of the Association budget including the current figures as of October 2010 and the proposed 2011 budget. In addition, the membership was provided a review of the 5-year Association budget, a planning tool intended to help plan for large scale repairs and replacements costs as outlined in the Association reserve study. Director Ellis also presented the Associations' current balance and income statement reports and advised the membership that he would be posting these reports on a monthly basis for homeowners to access on the Association website. Director Ellis motioned and was seconded by Director Dunn to approve the moving of all excess funds for 2010 to the Association reserve account. Director Edwards clarified that the moving of the funds would not occur until the end of the year. The motion was carried and passed approving the moving of excess funds in 2010 to the Association reserve account. Director Ellis motioned to approve the amended 2010 budget and the 2011 budget as presented and was seconded by Director Edwards. The motion passed and was carried approving the budgets as presented.

**QUESTION & ANSWER SESSION**

The membership was provided the opportunity to make any additional inquiries that had not already been made during the meeting discussion. A resident inquired on what could be done about an apparent squirrel issue he observed around his property. The owner was advised that he might be able to call the City to request traps for the squirrels to dispose of them humanely.

**NEXT MEETING DATE**

The membership was advised that the next meeting would be a regular Board meeting held on December 16th, 2010, 6:30pm @ the Perry Home YMCA.

**ADJOURNMENT**

With all business discussed and no other or new business presented to be discussed, the meeting was adjourned at 8:28pm.

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Authorized Signer  
Brittany Lakes Homeowners  
Association, Inc.

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Jennifer Roberson  
Managing Agent