

Brittany Lakes Homeowners Association, Inc.
Board Meeting Minutes

November 17th, 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 November 17, 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 -Phoned in (Vice President)
- Lori Armstrong (Treasurer)
- Jeramy Roesler
- Blake Nichols

Representing Spectrum Association Management, LP were the following people:

- Rebecca Atkinson (Site 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

There were three homeowner's present. Homeowner asked if it was associations responsibility for a dead tree replacement on Hobbs Rd. Board decided they would look into it for him.

MINUTE APPROVAL

The Board unanimously approved the September 22, 2016 Board meeting minutes.

FINANCIAL REPORT

The Board reviewed the October 2016 financial report. Lori spoke on invoice approvals being submitted as doubles.

OLD BUSINESS

- The Board reviewed the Cypress Creek Pest proposal for Asp treatment. They decided to table the discussion for a future date.
- The Board spoke on Mosquito spraying for next year and increasing the spray intervals.

- The Board reviewed the bids from Electric City and Ace Electric for the LED light proposal. The Board tabled the discussion, looking for a better price comparison. Todd Edwards suggested looking into a vandalism deterring fixture for the LED lights. The Board discussed a possible “Demo” Monument to see how the LED lights will perform and look.
- James discussed the tree and sod project and the Board would like to get 2 more bids for the project before deciding.
- The board requested a Map where new trees will be going in for homeowners to view on the website.
- The Board discussed the Christmas Décor. A third wreath will be added to each side of the main monuments. Getting a bid on wreaths for the monuments down Hobbs.
- The Board discussed Splash Pad annual maintenance Bids. They are waiting for more to come in.
- The Board would like a Bid for the metal Fence to be replaced.
- President Todd Edwards motioned for adjournment at 7:09pm. Director Lori Armstrong seconded the motion. The Board unanimously agreed to adjourn.

EXECUTIVE SESSION

The Board entered into executive session at the call to order at 7:11 pm.

- Homeowner presented his case for his Waiver Request.
- Issues regarding legal accounts, homeowner account petitions and various ARC violations were discussed. The Board also sent two accounts to Legal.

ADJOURNMENT

With all business discussed and new business presented, the Board adjourned from executive session and the general meeting 8:09 pm.

NEXT MEETING DATE

December 15, 2016 at 6:30 pm at the Perry Family YMCA.