

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

December 14, 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 December 14, 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 (Treasurer)

**Representing Spectrum Association Management, LP was:**

Adrienne Victorian (Community Manager)

**DETERMINATION OF QUORUM**

A quorum of Board members was announced and the general session meeting was called to order at 6:32 pm.

**HOMEOWNER FORUM**

There were two homeowner's present. Homeowner asked about Willow Pond taxes and questioned if they were still being paid. Homeowner also questioned what they board did to resolve issue and if they were going to pursue a lawsuit with MUD 6. Director Todd Edwards and Lori Armstrong explained that the board would not be pursuing a law suit and the homeowner could obtain the bandy report from MUD 6.

**MINUTE APPROVAL**

The Board unanimously approved the November 17<sup>th</sup> minutes with minor revisions.

**FINANCIAL REPORT**

The Board reviewed the November 2016 financial report. Lori spoke on invoice for American Outdoor Landscaping being revised to reflect a change in lack of lighting for the cove monument before being approved.

**OLD BUSINESS**

- The Board reviewed approved to pay the \$245 to Right Touch Electrical and would like to look into solar options for the Cove monument.
- The Board reviewed the tree project bids. The board requested information on Zoysia grass, St. Augustine, and Bermuda grass. Information includes which grass would be best for a shaded area and which grass requires a lot of water.

- The Board discussed the splash pad bid from Houston Rec. Board requested additional bids that included emergency maintenance calls. Board decided May 1<sup>st</sup> the splash pad will open.
- The Board discussed CPA options for taxes. They approved to use Gregory and Cruthfield.
- Director Todd Edwards and Director James Charo will review perimeter fence plot maps during Christmas break.
- Board approved to have movie night quarterly in 2017.
- President Todd Edwards motioned for adjournment at 7:55pm. 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 8:07 pm.

- 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 8:32 pm.

### **NEXT MEETING DATE**

January 26, 2017 at 6:30 pm at the Perry Family YMCA.

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Brittany Lakes Board Signature

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Spectrum Association Management