

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

October 27, 2016

Pursuant to the Bylaws of the Brittany Lakes Homeowners Association, Inc. an annual meeting of the membership was duly called and convened on October 27th, 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 6:30.

**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, Jeremy Roesler, James Charo, and Lori Armstrong.

**2015 ANNUAL MEETING MINUTE APPROVAL**

A motion to approve the meeting minutes as presented was made and was seconded. The motioned carried unanimously approving the 2015 minutes.

**FINANCIALS**

A budget and financial overview was given by Adrienne Victorian along with a short Q & A for the membership. Director Lori Armstrong reviewed the 2016 projects that were completed and announced the tentative 2017 projects. Director Lori Armstrong also reviewed the M.U.D. 6 issue regarding Willow Pond. The 2017 assessment is to remain the same at \$475.

The membership was presented with the 2017 Proposed Budget. The Board previously approved the budget to present to homeowners. The homeowners approved the 2017 Budget as presented.

**ELECTION OF BOARD MEMBERS**

With two candidate profiles being received for the election, there were two candidates on the ballot for two board seats. The candidates were Barry Eppley, and Lori Armstrong. Having utilized an electronic election, the floor was opened for nominations. Blake Nichols was nominated to run for the 2017 Board of Directors, and excepted the nomination. After counting proxy votes, ballots from attendees, and adding the electronic tally the new board members were announced. Directors Lori Armstrong, and Black Nichols were accepted as Board members for 2017-2018.

**COMMITTEE REPORTS**

- a. 2017 Projects – the board announced that potential neighborhood projects include:  
Common area fencing: Scoping, Monument Lights – change to LED, Benches – inventory and repair/replace.
- b. Rec Center Park Landscaping Project – James Charo took the lead in explaining the three different phases behind the Rec Center Park Landscaping project. Phase I of trimming and removing trees has been completed, and Phase II of planting trees and shrubbery around the area is in the process. Phase III of replacing the pool fence will be completed in the

beginning of 2017. Phase IV consists of adding a shade for the splash pad area, Phase V consists of planting around the front pool area, and the final Phase VI consists of installing and repairing park drainage.

- c. Willow Pond –It was mentioned that Willow Pond is Owned by MUD 6 with specific water use rights conveyed to Brittany Lakes HOA. There is currently an issue with the bulkheads failuring. There is some relatively severe failure at various locations. Director Lori Armstrong mentioned that the engineering reports on bank erosion are available on MUD 6 website. At this time, MUD 6 is considering several options for repair. Currently, there is potential collaboration between Brittany Lakes HOA and MUD 6 concerning repair.

### **QUESTION & ANSWER SESSION**

The floor was opened up for question and answer. Landscape maintenance was mentioned as a issue and it was explained that Gruene landscaping company should keep all areas watered sufficiently. The idea of exercise equipment to be added in the large park area was mentioned and it was brought forth that the board would look into this and prioritize.

The idea of additional garage sale weekends for the HOA was also discussed and the board explained that this is something that can be added to the 2017 Event Calendar.

Another issue discussed at length was the concern that the Brittany Lakes Homeowners Association is still paying the taxes to the M.U.D 6. Board assured homeowner that the HOA was in fact not paying taxes at this time, but would do further research.

### **ADJOURNMENT**

With all business discussed and no other or new business presented to be discussed, the meeting was adjourned at 7:47 pm.

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Authorized Signer  
Brittany Lakes Homeowners  
Association, Inc.

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Adrienne Victorian  
Managing Agent