

# **Brittany Lakes Homeowners Association, Inc.**

## **Board Meeting Minutes**

March 28, 2019

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 March 28, 2019 at the Perry Family YMCA located at 1700 League City Parkway, League City, Texas 77573.

### **IN ATTENDANCE**

**Representing the Members of the Brittany Lakes Homeowners Association were the following Board members:**

- Todd Edwards (President)
- Kimberly Widener (Director)
- Lori Armstrong (Treasurer)
- Jeramy Roesler (Director)

**Absent with apologies was:**

- James Charo (Vice President)

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

Community Manager- Tiffany Sanford and Client Relations Manager- Sonia LeCompte

Also, in attendance was Keith Shotwell from Elite Fencing and City Officials from League City to discuss the upcoming bond election. The Mayor of League City and the Council Members presented the details of the upcoming Many 2019 bond election.

### **DETERMINATION OF QUORUM**

A quorum of Board members was announced, and the general session meeting was called to order at 7:34 P.M.

### **HOMEOWNER FORUM**

Homeowners present were given the opportunity to present discussion items with the Board. Homeowners present were interested in hearing an update on the fence project.

### **MINUTES APPROVAL**

The Board was provided with the minutes from the December 13, 2018, January 24, 2019 and February 28, 2019 meetings. The Board approved the meeting minutes from December and January. The meeting minutes from February were approved with the modifications requested by Director Edwards.

### **FINANCIAL REPORT**

The Board was presented the February 2019 financial report.

### **NEW BUSINESS**

- Proposals for Wind and Hail coverage were presented to the Board. The Board voted unanimously to approve the proposal presented by Bluelime Insurance Group.
- The Board was presented with proposals for tree trimming at the pool/park area. The Board voted unanimously to award the job to The Urban Foresters.
- The Board was presented with proposals for Pressure washing the monuments at Altamire @ League City Parkway. The Board approved unanimously to proceed with the proposal from Hunter Force Pressure Washing Service.
- The Board also requested pricing to have the brick columns along the new fencing pressure washed along with the Monuments along League City Parkway at Landing and Brittany Lakes Drive.
- The Board approved the addition of a courtesy letter for grass and weed violations, prior to the warning letter.

- The Board was presented with the proofs for the new signage for the parks, tennis court and pool. The Board approved the proofs with requested changes to add information about the motorized vehicles.
- The Board was presented with a proposal from Statewide Construction to repair the corner columns on the buildings at the pool. The Board requested additional bids for this project.

**OLD/ONGOING BUSINESS**

- Perimeter Fence
  - The Board discussed choices of colors with Elite Fencing for the staining of the fence. The colors to be evaluated are Atlas Cedar, Fall Foliage and Cedar. Elite is to stain a small portion of the new fence for Board evaluation.

With no further business to discuss in the open forum, the general membership was dismissed, and the Board entered executive session at 8:55 P.M.

**EXECUTIVE SESSION**

The Board reviewed items in executive session related to escalated collection and deed restriction matters.

The Board approved a variance for one account.

The aging report was presented to the Board and three accounts were approved to be turned over to the attorney for collections. A waiver was approved for one account on the aging report.

**ADJOURNMENT**

With no other business to discuss, the Board adjourned the meeting at 9:15 P.M.

**NEXT MEETING DATE**

April 25, 2019 at 6:30 P.M. at the Perry Family YMCA.

  
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Brittany Lakes Board Signature

  
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Spectrum Association Management