

Brittany Lakes Homeowners Association, Inc.
Board Meeting Minutes

June 27, 2019

Pursuant to Article VI, Section 1 of the Bylaws of the Brittany Lakes Homeowners Association, Inc. a meeting of the Directors was duly called and held on June 27, 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)
- James Charo (Vice President)
- Lori Armstrong (Treasurer)

Absent with apologies was:

- Jeramy Roesler (Director)
- Kimberly Widener (Director)

Representing Spectrum Association Management, LP was:

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

DETERMINATION OF QUORUM

A quorum of Board members was announced, and the general session meeting was called to order at 6:30 P.M.

Also, in attendance were Keith Shotwell from Elite Fencing to discuss an update on the fence project and Greg Gripon to discuss landscaping in the community.

HOMEOWNER FORUM

Homeowners present were given the opportunity to present discussion items with the Board. Homeowners present were interested in talking about the tennis court lights, landscaping, and ACC requests.

MINUTES APPROVAL

The Board was provided with the minutes from the May 30, 2019 meeting. The Board approved the meeting minutes with the modifications requested by Director Edwards.

FINANCIAL REPORT

The Board was presented with the May 2019 financial report.

NEW BUSINESS

- The Board was presented with options for trash can replacements at the pool and splash pad. The Board requested options for other supplies of the Suncoast 35-gallon trash can.
- The Board was presented with the proposed sign for the Splash pad and unanimously approved.
- The Board was presented with repair and replacement options for the park bench at the park on Essex. The Board unanimously approved the proposal from McKenna to repair the bench.
- The requested Landscaping RFP was presented the Board and tabled pending further discussion.

OLD/ONGOING BUSINESS

- Perimeter Fence
 - The Board was presented with proposals for staining the newly constructed fence. The Board tabled the topic pending further discussion.

- The Board was presented with the proposal for the lift station fence replacement from Elite fencing. The Board unanimously approved the project, pending approval from the City of League City to help with the replacement cost.
- The Board unanimously approved the wrought iron fence replacement with the Majestic style of the Montage Plus. The Board also requested a quote for the replacement of the wrought iron fencing at the monuments.

With no further business to discuss in the open forum, the general membership was dismissed, and the Board entered executive session at 7:37 P.M.

EXECUTIVE SESSION

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

The Board was presented with two fully escalated violations and the Board unanimously approved to send the accounts to the attorney for escalation.

The Board was presented with one account and the Board approved to have the attorney send a 209 for the outstanding violations. The motion was made and seconded, with one director abstaining.

The aging report was presented to the Board with ten fully escalated accounts and they unanimously approved sending all accounts to the attorney for escalated collections.

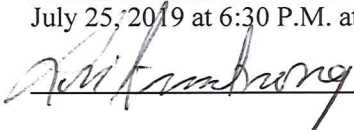
A Board unanimously approved requested variances for two accounts.

ADJOURNMENT


With no other business to discuss, the Board adjourned the meeting at 8:57 P.M.

NEXT MEETING DATE

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



Brittany Lakes Board Signature



Spectrum Association Management