

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

August 22, 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 August 22, 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:

- Lori Armstrong (Treasurer)
- Jeramy Roesler (Director)
- Kimberly Widener (Director)

Absent with apologies was:

- Todd Edwards (President)
- James Charo (Vice President)

Representing Spectrum Association Management, LP was:

Community Manager- Tiffany Sanford

DETERMINATION OF QUORUM

A quorum of Board members was announced, and the general session meeting was called to order at 7:01 P.M.

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 and ACC Requests.

MINUTES APPROVAL

The Board was provided with the minutes from the June 27, 2019 meeting. The Board approved the meeting minutes with the modifications requested by Director Edwards.

FINANCIAL REPORT

The Board was presented with the July 2019 financial report.

NEW BUSINESS

- The Board was presented with a proposal from Lynn's Landscaping for removal of the dead trees and the stumps throughout the community. The Board approved the proposal unanimously and have requested the project be completed within 30 days.
- The Board was presented with the proposals for the tennis court lighting. The Board reviewed the proposals and requested a proposal from McWilliams for LED replacement of all lights at the tennis courts.
- The Board was presented with repair and replacement options for the fountain in Lake 2. The Board requested pricing for a smaller replacement option. They have also requested additional proposals for replacement.
- The Board requested proposals for pressure washing the tennis courts.
- The Board approved installation of the holiday decorations for the end of November and requested that the color be checked on the bows, they should be red.
- The Board requested that the Candidate Solicitation for the Annual Meeting be sent via mail and e-mail.

OLD/ONGOING BUSINESS

- Perimeter Fence

- The Board was presented with proposals for staining the newly constructed fence. The Board requested warranty information be added to proposals.
- The Board unanimously approved the proposal for the wrought iron fence replacement at the monuments with the Majestic style of the Montage Plus at 4 feet.

With no further business to discuss in the open forum, the general membership was dismissed, and the Board entered executive session at 8:05P.M.

EXECUTIVE SESSION

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

The Board was presented with the legal status report for violations and unanimously approved to proceed pursuing two accounts.

The Board was presented with the legal report for collections and unanimously approved to file suit for five accounts.

The Board also unanimously approved to proceed with the recommendations from the attorney for one account.

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

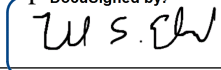
A Board unanimously approved requested variances for two accounts.

ADJOURNMENT

With no other business to discuss, the Board adjourned the meeting at 8:47 P.M.

NEXT MEETING DATE

September 26, 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