

Brittany Lakes Homeowners Association, Inc.
Annual Meeting Minutes

November 15, 2018

Pursuant to the Bylaws of the Brittany Lakes Homeowners Association, Inc. an annual meeting of the membership was duly re-called and re-convened on November 15, 2018 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 Community Manager Tiffany Sanford and the meeting was called to order at 6:33pm.

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; Jeramy Roesler, James Charo, Lori Armstrong. Absent with apologies was Kimberly Widener and Todd Edwards.

2017 ANNUAL MEETING MINUTE APPROVAL

The Board and membership were provided a copy of the 2017 annual meeting minutes for review. A motion to approve was made and carried unanimously approving the 2017 minutes.

FINANCIALS

The financial report was provided to the membership including various charts and graphs presenting YTD actuals versus budget figures and bank account balances for all Association accounts. Spectrum reported the current 2018 aged receivables was just over \$14,700 accounting for a 98% collection rate.

STATE OF THE ASSOCIATION

Spectrum provided an overview of the 2018 accomplishments including a list of projects that contributed to adding value throughout the community. 2019 goals and projects were also discussed and while an overview of key projects was provided, it was noted that the plans were all very preliminary and could be items tabled for completion at another time.

The Board discussed one of their largest plans for 2019 which would include a perimeter fence replacement project. Members present were advised that the 2019 budget took into consideration a plan to partially fund a replacement fence towards the end of 2018 and complete in 2019. The Board is in the final stages of getting the contract approved and the project started.

The 2019 approved budget was presented to the membership. The 2019 assessment rate was discussed and will remain at \$520.

ELECTION OF BOARD MEMBERS

Spectrum announced the Board Election session and noted there were two open seats and three candidate submissions that had been received. All candidates present were given an opportunity to briefly introduce themselves and how they would like to make an impact in the community. The

members votes were counted by Gregory Ellis. Spectrum announced that the winners of the election were Lori Armstrong and Kimberly Widener.

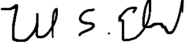
QUESTION & ANSWER SESSION

The floor was opened for the question and answer session. Owners present were provided the opportunity to discuss various items related to the Association including general maintenance items such as the fence and drainage.

ADJOURNMENT

With all business discussed and no other or new business presented to be discussed, the meeting was adjourned at 8:05 P.M.

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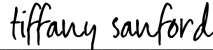


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Authorized Signer

Brittany Lakes Homeowners
Association, Inc.

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Spectrum AM

Managing Agent