

Brittany Lakes Homeowners Association, Inc.
Board Meeting Minutes

September 26, 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 September 26, 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)
- Todd Edwards (President)
- Kimberly Widener (Director)

Absent with apologies was:

- Jeramy Roesler (Director)
- 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 6:32 P.M.

HOMEOWNER FORUM

Homeowners present were given the opportunity to present discussion items with the Board, however none of them had any items they wanted to discuss.

MINUTES APPROVAL

The Board was provided with the minutes from the August 22, 2019 meeting. The Board approved the meeting minutes as presented.

FINANCIAL REPORT

The Board was presented with the August 2019 financial report.

NEW BUSINESS

- The Board was presented with the information needed to switch the Morgan Stanley Account over to a better interest-bearing account. The Board requested to table to discussion for further review of the documents provided.
- The Board was presented with proposals to pressure wash the tennis courts and the Board approved the proposal from Sixth Man.

OLD/ONGOING BUSINESS

- The Board was presented with proposals to replace the tennis court lighting with LED fixtures. The Board approved the proposal submitted from McWilliams Electric.
- The Board was presented with the proposals for fountain replacement, the Board requested to table the discussion pending a meeting with Lake Pro to discuss.
- The Board was presented with the proposed 2020 budget. The Board requested to table the discussion pending further review of the budget.
- The Board set the date for the October Community wide garage sale for Saturday, October 19, 2019.

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 report for collections and unanimously approved to file suit on four accounts.

A Board unanimously approved the requested variance for one account with stipulations.

The Board of Directors met with the ACC to discuss the review and decision process as well as a review of the guidelines.


The Board of Directors met with representatives of Kiki Landscaping to discuss their landscape maintenance proposal.

ADJOURNMENT


With no other business to discuss, the Board adjourned the meeting at 8:55 P.M.

NEXT MEETING DATE

Annual Meeting- October 24, 2019 at 6:30 P.M. at the Perry Family YMCA.



Brittany Lakes Board Signature



Spectrum Association Management