

Brittany Lakes Homeowners Association, Inc.
Annual Meeting Minutes

November 21, 2019

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 21, 2019 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 6:30 pm.

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

2018 ANNUAL MEETING MINUTE APPROVAL

The Board and membership were provided a copy of the 2018 annual meeting minutes for review. A motion to approve was made and carried unanimously approving the 2018 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 2019 aged receivables was just over \$12,300 accounting for a 98% collection rate.

STATE OF THE ASSOCIATION

Spectrum provided an overview of the 2019 accomplishments including a list of projects that contributed to adding value throughout the community including the fence replacement, tree trimming, landscape replacement, tennis court lighting and other projects. 2020 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 2020 approved budget was presented to the membership. The 2020 assessment rate was discussed and will remain at \$520.

ELECTION OF BOARD MEMBERS

Spectrum announced the Board Election session and noted there were three open seats and four 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 Brenda Smith and Melissa Kirkland. Spectrum announced that the winners of the election were Todd Edwards, James Charo and Jeramy Roesler.

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 tennis courts and fence staining.

ADJOURNMENT

With all business discussed and no other or new business presented to be discussed, the meeting was adjourned at 7:55 P.M.

Authorized Signer
Brittany Lakes Homeowners
Association, Inc.

Spectrum AM
Managing Agent