

Brittany Lakes Homeowner Association, Inc.

Board Meeting Minutes

December 16, 2021

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 December 16, 2021, via Zoom meeting.

IN ATTENDANCE

Representing the Members of Brittany Lakes Homeowners Association were the following Board members:

- Todd Edwards (President)
- James Charo (Vice-President)
- Diana Lawless (Member at Large) – portion of meeting
- Kimberly Widener (Treasurer)

Absent with apologies were the following Board members:

- Jeramy Roesler (Secretary)

Representing Spectrum Association Management, LP was:

Community Manager - Hannah Maskevich

DETERMINATION OF QUORUM

A quorum of Board members was announced, and the general session meeting was called to order at 6:35 p.m.

HOMEOWNER FORUM

Homeowner's present were given the opportunity to present discussion items with the Board and the following was discussed:

- Michael Kesar inquired about the availability of the meeting minutes following each meeting. It was communicated that meeting minutes must be approved during the next open Board Meeting, but that the unapproved notes from the meetings can be made available after each meeting.
- Mark Buehler volunteered to pass along ideas to better enhance the Brittany Lakes website.

MINUTES APPROVAL

The meeting minutes from October 28, 2021 were presented and unanimously approved.

FINANCIAL REPORT

The Board was presented with the November 2021 financials.

BUSINESS

- Susan Oyler, John Baumgartner and Cara Davis with the City of League City joined the call as guest speakers to discuss the construction project along W. League City Parkway.
 - Additional communication will go out to homeowners regarding the questions that were asked, as well as Susan's contact information to ask any additional questions that homeowners may have.
 - Tentative start date for construction at the intersections of Landing Blvd., Magnolia Meadow Ln., and Bay Area Blvd. are scheduled to begin in June 2022.
- The Board briefly discussed the request from the City to remove the trees in the median at the intersection of Hobbs and W. League City Parkway. It was confirmed that this is not land owned by the Association, and therefore the Association does not have the authority to make a decision about this request.
- The Board reviewed three proposals to replaster the pool from Gulf Coast Aquatics, Aquatic Advisors and Texas Pool Group. The Board approved the proposal from Texas Pool Group for \$47,883.88 to install White with Blue Quartzscape.

Motion – Todd; second – James, all in favor 3-0
- The topic of Bathroom Partitions was tabled due to time concerns.
- The topic of Camera Replacement was tabled due to time concerns.
- The Board approved to award the following prizes for the Holiday Decorating Contest:

- 1st place: \$100
- 2nd place: \$75
- 3rd place: \$50

Motion – James; second – Todd, all in favor 3-0

- The Board discussed the upcoming pool season and agreed to proceed as the previous year. The 2022 wristband design will be bright blue/green/yellow swirl with black lettering.
- The topic of the tower at 96 and Brittany Lakes Drive was tabled due to time concerns.
- The Board was presented with three proposals from McKenna, Sixth Man and Play Well Group to replace the two canopies at the Loon/Longspur playground. The Board approved the proposal from McKenna for \$6,360.00, pending color choice from Kimberly.

Motion – Todd; second – James; all in favor 3-0

With no further business to discuss in the open forum, the general membership was dismissed, and the Board entered executive session at 8:07 pm.

EXECUTIVE SESSION

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

The Board of Directors reviewed the current violation list and approved 1 account to go to Legal for Deed Restriction Violations.

The Board discussed 4 variance requests. 2 requests are pending Board decision, 2 requests were denied.

ADJOURNMENT

With no other business to discuss, the Board adjourned the meeting at 8:49 p.m.

NEXT MEETING DATE

The next Board Meeting is scheduled for 1.27.2022

Todd Edwards



Brittany Lakes Homeowners Association

Hannah Maskevich

Spectrum Association Management

Signature Certificate

Reference number: 2KHCK-TK8IJ-KEAAZ-68DRS

Signer	Timestamp	Signature
Hannah Maskevich Email: hmaskevich@spectrumam.com Sent: 25 Feb 2022 16:31:32 UTC Viewed: 25 Feb 2022 16:31:51 UTC Signed: 25 Feb 2022 16:32:09 UTC		 IP address: 50.206.108.98 Location: League City, United States
Todd Edwards Email: toddsedwards1@gmail.com Sent: 25 Feb 2022 16:31:32 UTC Viewed: 25 Feb 2022 18:05:48 UTC Signed: 25 Feb 2022 18:06:33 UTC		 IP address: 12.188.141.226 Location: Baytown, United States

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