

Brittany Lakes Homeowner Association, Inc.
Board Meeting Minutes

March 24, 2022

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 March 24, 2022, via Zoom meeting.

IN ATTENDANCE

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

- Todd Edwards (President)
- Kimberly Widener (Treasurer)
- James Charo (Vice-President)
- Jeramy Roesler (Secretary)

Absent with apologies were the following Board members:

- Diana Lawless (Member at Large)

Representing Spectrum Association Management, LP was:

Community Manager - Hannah Maskevich

DETERMINATION OF QUORUM

A quorum of Board members was announced and the meeting was called to order at 6:33 p.m.

MINUTES APPROVAL

The meeting minutes from February 24, 2022 were unanimously approved as presented.

FINANCIAL REPORT

The Board was presented with the February 2022 financials.

BUSINESS

- The Board discussed the camera replacement project, and review three different proposals from Texas Surveillance and Cannon Securities. James mentioned a final walkthrough with Texas Surveillance, who will provide one last proposal for Board review. This project is slated to be approved via email.
- The Board approved the proposal from Urban Foresters for a total of \$18,209.00 + tax, to exclude any replacement at this time.
Motion – Todd, second – James; all in favor 4-0
- The Board approved the installation of kiddie mulch in all playground areas from McKenna for a total of \$6,300.00 + tax
Motion – Todd, second – James; all in favor 4-0
- The Board approved the proposal from Masonry Solutions in the amount of \$14,875.50 + tax to replace the pavers in the parking area near Longsur Park.
Motion – Todd, second – Jeramy; all in favor 4-0
- The Board of Directors discussed the repairs needed at the tennis court and request proposals to resurface the court (to include a pickleball court superimposed on at least one of the courts), repairing or replacing the perimeter fence, and to replace the benches and trash cans on the court.
- The Board of Directors discussed repainting the splash pad surface and amenities and requested the timeline to see if this was able to be done before the pool season opened. Hannah will get proposals to send to the Board for approval via email, due to time constraint.

HOMEOWNER FORUM

Homeowner's present were given the opportunity to present discussion items with the Board, but no homeowners made any inquiries.

ADJOURNMENT

With no other business to discuss, the Board adjourned the regular meeting at 7:06 p.m. and entered Executive Session.

EXECUTIVE SESSION

The Board review items in Executive Session related to escalated collection and deed restriction matters.

Variance requests: The Board of Directors reviewed two variance requests. One request was approved 3-1; one request was denied 4-0.

Aging report: The Board of Directors approved to escalate 4 accounts to the attorney for further collections.

With no further business to discuss, the Board adjourned Executive Session at 8:29 p.m.

NEXT MEETING DATE

The next Board Meeting is scheduled for 4.28.2022.

Todd Edwards



Brittany Lakes Homeowners Association

Hannah Maskevich

Spectrum Association Management

Signature Certificate

Reference number: TGCRI-KK7CT-VEBSE-HBROE

Signer	Timestamp	Signature
Hannah Maskevich Email: hmaskevich@spectrumam.com Sent: 03 Jun 2022 11:51:59 UTC Signed: 03 Jun 2022 11:51:59 UTC	03 Jun 2022 11:51:59 UTC 03 Jun 2022 11:51:59 UTC	 IP address: 73.232.142.95 Location: League City, United States
Todd Edwards Email: toddsedwards1@gmail.com Sent: 03 Jun 2022 11:51:59 UTC Viewed: 03 Jun 2022 14:27:50 UTC Signed: 03 Jun 2022 14:28:53 UTC	03 Jun 2022 11:51:59 UTC 03 Jun 2022 14:27:50 UTC 03 Jun 2022 14:28:53 UTC	 IP address: 107.77.217.22 Location: Houston, United States
Recipient Verification: ✓ Email verified	03 Jun 2022 14:27:50 UTC	IP address: 107.77.217.22 Location: Houston, United States

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