

Brittany Lakes Homeowner Association, Inc.
Board Meeting Minutes

April 28, 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 April 28, 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)

Absent with apologies were the following Board members:

- Jeramy Roesler (Secretary)
- 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 6:32 p.m.

MINUTES APPROVAL

The meeting minutes from March 24, 2022 were table for approval via email.

FINANCIAL REPORT

The Board was presented with the March 2022 financials.

BUSINESS

- The Board approved the proposal from Cannon to install a new HD/CVI camera system throughout the neighborhood, located at the Rec Center, Longspur Park and Midway Park. This is pending a final walk-through with James and Cannon, with the proposal price approximately \$13,522.60.
Motion: James, second: Todd; all in favor 3-0
- The Board approved the drainpipe repairs for the drinking fountain at the Rec Center for \$1,710.00.
Motion: Todd, second: James; all in favor 3-0
- The Board discussed the proposal to replace the ADA table with a square table. The Board has requested to get pricing for a circular ADA table, to allow for more seating.
- The Board approved the proposal from McKenna Contracting to replace 6 metal benches, located around the pond near the pool house and the Rec Center for \$6,090.00 + tax.
Motion: James, second: Todd; all in favor 3-0
- The Board discussed a 3-year contract with Cypress Creek Pest Control to spray the neighborhood for mosquitos. The Board had previously requested to have the Association's attorney review the contract for verbiage, however that feedback was not received prior to the meeting. This action item has been tabled pending attorney review and will be approved via email.
- The Board discussed the proposals to pressure wash the monuments and repaint the lettering. It was requested to get pricing for just the letter repainting due to the monuments recently being pressure washed prior to holiday decorations being installed.
- The Board discussed options provided by Kiki's for landscaping change-outs near the pool area and approved 'Option 2' for \$4,779.40
Motion: Todd, second: James; all in favor 3-0
- The Board discussed the contract renewal for Kiki's. Overall comments were that the Board is happy with performance, but possibly to include one additional mulch based on homeowner feedback.

HOMEOWNER FORUM

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

- Homeowners inquired about an update regarding the Eminent Domain for the Landing Blvd. parcel. The Association is still pending ongoing conversation with the City to decide on final compensation. Since this is ongoing litigation, we are unable to provide much detail regarding the status of this but will continue to update homeowners as we are able.

ADJOURNMENT

With no other business to discuss, the Board adjourned the regular meeting at 7:30 p.m. and entered Executive Session. Director Edwards excused himself from the meeting at 7:30 p.m.

EXECUTIVE SESSION

Due to lack of quorum in Executive Session, there were no Executive decisions discussed.

The Board discussed the next steps in the Litigation regarding Landing Blvd.

With no further business to discuss, the Board adjourned Executive Session at 7:42 p.m.

NEXT MEETING DATE

The next Board Meeting is scheduled for 5.27.2022.

Todd Edwards



Brittany Lakes Homeowners Association

Hannah Maskevich

Spectrum Association Management

Signature Certificate

Reference number: 8EX93-ZABQT-6B66T-GTZXM

Signer	Timestamp	Signature
Hannah Maskevich Email: hmaskevich@spectrumam.com Sent: 03 Jun 2022 11:55:19 UTC Signed: 03 Jun 2022 11:55:19 UTC		 IP address: 73.232.142.95 Location: League City, United States
Todd Edwards Email: toddsedwards1@gmail.com Sent: 03 Jun 2022 11:55:19 UTC Viewed: 03 Jun 2022 14:26:42 UTC Signed: 03 Jun 2022 14:27:37 UTC		 IP address: 107.77.217.22 Location: Houston, United States
Recipient Verification: ✓ Email verified	03 Jun 2022 14:26:42 UTC	

Document completed by all parties on:
03 Jun 2022 14:27:37 UTC

Page 1 of 1



Signed with PandaDoc

PandaDoc is a document workflow and certified eSignature solution trusted by 30,000+ companies worldwide.

