

Brittany Lakes Homeowner Association, Inc.
Board Meeting Minutes
April 24, 2025

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 24, 2025, at the Perry Family YMCA located at 1700 League City Pkwy, League City, TX 77573.

IN ATTENDANCE

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

- Richard Roderman (Member at Large)
- Dinah Carpenter (Member at Large)
- James Charo (Vice President)

Absent with apologies.

- Todd Edwards (President)
- James Temple (Member at Large)

Representing Spectrum Association Management, LP was:

- Jessica Jacobs (Community Manager)

DETERMINATION OF QUORUM

A quorum of Board Members was announced, and the general session meeting was called to order at 7:30p.m. by CM Jessica.

EXECUTIVE SESSION

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

Executive Meeting Minutes: The Executive meeting minutes from March 2025 were reviewed and approved as presented.

Motion – James C, second – Dinah.; all in favor 3-0

Violation Report: The Board of Directors reviewed the current Violation Report and approved to send ten accounts to the attorney for further enforcement efforts.

Aging Report: The Board of Directors reviewed the current Aging Report and sent two accounts to the Association's attorney for further collection efforts.

Tree Removal and Replacement Policy: The Board of Directors reviewed and approved a draft of a tree removal and replacement policy drafted by the attorney. This will be discussed and approved in the open session for May.

CLOSE OF EXECUTIVE SESSION

With no other business to discuss, the Board closed the Executive Session at 7:20 p.m.

AGENDA REVIEW AND APPROVAL

CM Jessica presented the agenda for the meeting as below:

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| <ul style="list-style-type: none">• Executive Session• Call to Order• Agenda Review and Approval• Meeting Minute Approval• Financials | <ul style="list-style-type: none">• Pressure Washing Proposals• Fence Re-Staining Project• Irrigation Restoration Update• Committee Updates• New Business |
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MEETING MINUTE APPROVAL

The open meeting minutes from March 2025 were reviewed and approved as is.

Motion – Dinah, Second- James C.; all in favor 3-0

FINANCIAL REPORT

The Board and Membership were presented with the March 2025 financials.

BUSINESS

- The Board of Directors discussed the re-staining project for the fence and would like to see test patches in the solid Behr colors Sandal, Chatham Fog, Castle Gray, and Red Cedar.

SOCIAL COMMITTEE

- Mrs. Smith discussed the Easter event and its success. She then discussed the next event, Back to School on August 9th. They are planning on having a Foam Party with Platinum Foam Parties, cotton candy, as well as snow cones. The fall and winter events were also briefly discussed.

HOMEOWNER FORUM

- There were no concerns during homeowner forum.

NEW BUSINESS

There was no new business to discuss.

OPEN SESSION ADJOURNMENT

With no further business to discuss, the open session adjourned at 8:32p.m.

NEXT MEETING DATE

The next Board Meeting is scheduled for May 22, 2025.



Todd Edwards (Jul 7, 2025 12:11 CDT)

Brittany Lakes Homeowners Association

July 7, 2025

Date



Spectrum Association Management

7/7/2025

Date