

Brittany Lakes Homeowner Association, Inc.
Board Meeting Minutes
December 18, 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 December 18, 2025, at the Perry Family YMCA located at 1700 W League City Pkwy, League City, TX 77573

IN ATTENDANCE

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

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

Absent with Apologies

- Todd Edwards (President)

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 6:31p.m. by CM Jessica.

AGENDA REVIEW AND APPROVAL

CM Jessica presented the agenda for the meeting as below:

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|--|------------------------|
| • Call to Order | • Updates |
| • Agenda Review and Approval | • Committee Reports |
| • Meeting Minute Approval | • New Business |
| • Financials | • Open Homeowner Forum |
| • CDAR Discussion | • Adjournment |
| • Flock Camera Contract Renewal Discussion | |

MEETING MINUTE APPROVAL

The open meeting minutes from November 17, 2025, were reviewed and approved.

Motion – James C., Second- Dinah.; all in favor 4-0

FINANCIAL REPORT

The Board and Membership were presented with the October 2025 financials

BUSINESS

CDAR Discussion

The Board of Directors reviewed current CDAR rates with Western Alliance Bank and approved to move the funds in the maturing CDAR account to a 6-month jumbo with a 3.75% APY.

Flock Contract

The Board of Directors discussed the upcoming April 2026 expiration of their flock contract and agreed to not renew for 2026 at this time.

COMMITTEE REPORTS

The Landscaping Committee reported that the new enhancements that were installed and the community in general looked excellent. It was requested that we schedule a final walkthrough between IMS/TLR to ensure 2026 starts off on the right foot. CM will work to get that scheduled before end of year.

The Events Committee reported that the holiday event and market had an excellent turnout and that having the extra electrical outlets was extremely beneficial. There was a request made that next year the bathrooms be available during the event.

There were no Architectural Review Committee members present.

NEW BUSINESS

There was no new business to discuss.

HOMEOWNER FORUM

The homeowners present and Board thanked each other for a successful and productive year. There was also a comment made that the Christmas Lights looked great this year.

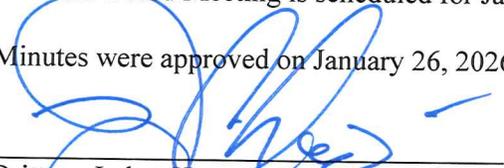
OPEN SESSION ADJOURNMENT

With no further business to discuss, the open session adjourned at 7:07 p.m.

NEXT MEETING DATE

The next Board Meeting is scheduled for January 26, 2026.

Minutes were approved on January 26, 2026, and attested to by:



Brittany Lakes Homeowners Association
Date 1/26/26



Spectrum Association Management
Date 1/26/26