

Brittany Lakes Homeowner Association, Inc.
Board Meeting Minutes
January 26, 2026

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 January 26, 2026, 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:

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

Absent with Apologies

- Todd Edwards (President)
- Dinah Carpenter (Treasurer)

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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| <ul style="list-style-type: none">• Call to Order• Agenda Review and Approval• Meeting Minute Approval• Financials• Phase 2 Staining Proposals• Pump Station Fence Proposals• 2026 Landscaping Goals | <ul style="list-style-type: none">• Miscellaneous Maintenance Items• Updates• New Business• Open Homeowner Forum• Committee Reports• Adjournment |
|--|---|

MEETING MINUTE APPROVAL

The open meeting minutes from December 18, 2025, were reviewed and approved.

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

FINANCIAL REPORT

The Board and Membership were presented with the November 2025 financials

BUSINESS

Phase 2 Staining Proposals

The Board of Directors reviewed 3 staining proposals from HSR, Texan Landscaping Rivera (TLR), and Elite Fencing. The Board deferred making a decision to the next meeting but wanted clarification on the TLR proposal regarding extra repairs that would be needed.

Pump Station Fence Proposals

The Board of Directors reviewed 3 fence proposals and two landscape screening proposals for the pump station at the recreation center. They approved to move forward with Quote 1212701 from TLR for \$3150.00 for the new wooden fence.

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

Tennis Court Gate Replacement

The Board of Directors reviewed and approved Estimate 1490 for \$3500.00 from HSR to fabricate, paint, and install replacement tennis court gate.

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

Tree Trimming Proposals

The Board of Directors reviewed a proposal from Bay Area Tree Experts to complete tree trimming throughout the community. They requested CM Jessica reach out and see if they could work certain areas into our 2026 annual budget.

Concrete Drain Near Tennis Court

The Board of Directors reviewed a rendering and estimate from IMS for repairs needed to a drain near the tennis court. The Board requested CM Jessica reach out to a couple more vendors to get additional proposals.

Playground Slide Discussion

The Board of Directors were presented an estimate from HSR to fabricate new stairs for the slide that currently has the dirt pile. Richard said he would like to take the lead on exploring additional options to be reviewed at a later date.

COMMITTEE REPORTS

The Landscaping Committee reported that they are currently in the process of coming up with landscape enhancement plans for the smaller monuments throughout the community as well as near the bridge at the pool. They will be meeting with TLR in the upcoming weeks to develop a plan. TLR will send estimates once they have met. They also reported a leaning doggie station on Landing Blvd that needs repairs.

The Events Committee provided a list of upcoming events for the year.

- March 28, 2026- Easter Egg Hunt
- June 2026- TBD
- August 8, 2026- Back to School Bash
- October 6, 2026- National Night Out
- December 12, 2026- Christmas Movie Market

They requested CM Jessica move forward with reserving BlanketTop Theater for the Movie event in December.

The Architectural Review Committee reported that they are happy there is a new tree guideline as it is making it easier for them to approve certain ARC requests. They will continue to provide feedback on processes and requests they see to continue to make the approval process quick and efficient.

NEW BUSINESS

There was no new business to discuss.

HOMEOWNER FORUM

The homeowners present requested additional information on ARC guidelines and processes as well as requested the BBQ pit at the recreation center be looked out to determine if repair or removal is the best course of action.

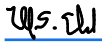
OPEN SESSION ADJOURNMENT

With no further business to discuss, the open session adjourned at 7:43 p.m.

NEXT MEETING DATE

The next Board Meeting is scheduled for February 23, 2026.

Minutes were approved on February 23, 2026, and attested to by:



Todd Edwards (Feb 27, 2026 20:50:58 CST)

Brittany Lakes Homeowners Association

02/27/2026

Date

Spectrum Association Management

Date