

**Brittany Lakes Homeowner Association, Inc.**  
**Board Meeting Minutes**  
**February 23, 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 February 23, 2026, at the Perry Family YMCA located at 1700 W League City Pkwy, League City, TX 77573 and via Teams.

**IN ATTENDANCE**

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

- James Charo (Vice President)
- Richard Roderman (Secretary)
- Todd Edwards (President)
- Dinah Carpenter (Treasurer)

**Absent with Apologies**

- 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 6:33p.m. by CM Jessica.

**AGENDA REVIEW AND APPROVAL**

CM Jessica presented the agenda for the meeting as below:

- |                                      |                                   |
|--------------------------------------|-----------------------------------|
| • Call to Order                      |                                   |
| • Agenda Review and Approval         | • Miscellaneous Maintenance Items |
| • Meeting Minute Approval            | • Updates                         |
| • Financials                         | • Committee Reports               |
| • Phase 2 Staining Proposals         | • New Business                    |
| • Electrical Station Fence Proposals | • Open Homeowner Forum            |
| • 2026 Landscaping Proposals         | • Adjournment                     |

**MEETING MINUTE APPROVAL**

The open meeting minutes from January 26, 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 December 2025 financials

**BUSINESS**

**Phase 2 Staining Proposals**

The Board of Directors reviewed phase 2 staining proposals and approved to move forward with Quote #1212792 from Texan Landscaping Rivera (TLR) for \$45,800.

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

**Electrical Station Fence Proposals**

The Board of Directors reviewed 2 fence proposals for the electrical station at the recreation center. They approved to move forward with Quote 1212752 from TLR for \$1250.00 for the new wooden fence.

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

## **Miscellaneous Landscaping Proposals**

The Board of Directors reviewed a proposal from TLR for core aeration and deferred discussion to a later meeting due to having additional questions regarding MUD ownership of Willow Pond.

The Board of Directors reviewed a proposal from TLR for landscaping enhancements at the smaller monuments and deferred making a decision until after the landscaping committee meets and provides feedback.

The Board of Directors reviewed proposed spring color options from TLR and deferred making a decision until the landscaping committee could weigh in.

## **Tree Trimming Proposals**

The Board of Directors reviewed a proposal from Bay Area Tree Experts to complete tree trimming throughout the community. They approved to move forward with estimate #16539 for \$33,660.00.

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

## **Concrete Drain Near Tennis Court**

The Board of Directors reviewed 2 proposals from I.M.S Landscaping Services and TLR and approved to move forward with Quote # 1212736 from TLR for \$2400.00.

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

## **COMMITTEE REPORTS**

The Landscaping Committee reported that they will be meeting next week to discuss plans for the smaller monuments throughout the community.

The Events Committee confirmed they are in the process of planning the Easter event. There will also be a Coffee in the Park event on April 9<sup>th</sup> for homeowners to drive through a get coffee from a coffee food truck, The event will be held from 7:30AM-9:00AM. More details to come.

There were no Architectural Review Committee members present.

## **NEW BUSINESS**

There was no new business to discuss.

## **HOMEOWNER FORUM**

The homeowners present requested additional information on the plan for the ducks in the community. They also communicated their concerns about the motorized vehicles in the community.


## **OPEN SESSION ADJOURNMENT**

With no further business to discuss, the open session adjourned at 7:52 p.m.

## **NEXT MEETING DATE**

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

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



Brittany Lakes Homeowners Association

23 MARCH 2026

Date



Spectrum Association Management

3/23/26

Date