

Brittany Lakes Homeowner Association, Inc.
Board Meeting Minutes
March 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 March 23, 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)
- 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 6:32p.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• Power Washing Proposals• Pool Hour/Sign Discussion• Landscaping Proposals | <ul style="list-style-type: none">• Miscellaneous Maintenance Items• Updates• Committee Reports• New Business• Open Homeowner Forum• Adjournment |
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MEETING MINUTE APPROVAL

The open meeting minutes from February 23, 2026, were reviewed and approved.

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

FINANCIAL REPORT

The Board and Membership were presented with the January 2026 financials.

BUSINESS

Power Washing Proposals

The Board of Directors reviewed 3 power washing proposals for the recreation center area and pool and approved to move forward with the estimate from Houston's Squeaky Clean Power Washing for \$2,425.27.

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

Pool Hours Discussion

The Board discussed the approved 2026 pool hours and approved to update their sign to include a QR code, directing homeowners to the website where the current pool hours will be listed.

Landscaping Enhancements

The Board of Directors reviewed Quote #1212864 from Texan Landscaping Rivera (TLR) for \$14,503.14 to provide landscaping enhancements throughout the community, specifically the smaller monuments and entrances.

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

The Board reviewed Quote #1212865 for \$8,383.19 from TLR to reduce bed sizes with the addition of sod throughout the community. The Board deferred approval until irrigation could be verified and the landscaping committee could have additional input.

Miscellaneous Maintenance Items

The Board of Directors reviewed and approved proposal #DSCQ19522 for \$1,626.94 from Design Security Controls (DSC) to replace the maglock at the tennis courts and add a second maglock on the strike plate to reinforce the gate.

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

The Board of Directors reviewed and approved invoice #0001 for \$700.00 from BSA Troop 615 for the flag placements throughout the community for 5 holidays.

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

The Board of Directors reviewed an estimate for from Lake Management Services to perform bi-annual pump station maintenance. They requested to obtain an additional bid for services.

The Board of Directors reviewed estimates #1552 and #1553 to replace 5 tables at the recreation center and splash pads. They requested to get an additional estimate for wood tables.

The Board of Directors discussed the duck population at the recreation center and pool and decided to move forward with attempting to relocate them to the Willow Pond area. They asked the landscape committee to work to put together some landscaping plans they could plant to provide shelter.

COMMITTEE REPORTS

The Landscaping Committee is working through some proposals. They will be discussing the bed reduction plan this week.

The Events Committee confirmed they are in the process of planning the Easter event this Saturday. They requested have the sidewalks cleaned off prior to the event. They also inquired about potential storage onsite to be able to clean the committee's personal garages out. They confirmed they are still working to plan an adult pool party in June, date and time TBD.

There were no Architectural Review Committee members present.

NEW BUSINESS

There was no new business to discuss.

HOMEOWNER FORUM

There were no additional homeowner concerns.

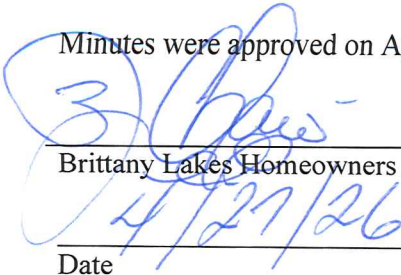
OPEN SESSION ADJOURNMENT

With no further business to discuss, the open session adjourned at 7:57 p.m.

NEXT MEETING DATE

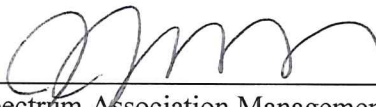
The next Board Meeting is scheduled for April 27, 2026.

Minutes were approved on April 27, 2026, and attested to by:



Brittany Lakes Homeowners Association

Date



Spectrum Association Management

Date