

Brittany Lakes Homeowner Association, Inc.
Board Meeting Minutes
May 18, 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 May 18, 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:

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

Absent with Apologies

- James Temple (Member at Large)

Representing Spectrum Association Management, LP was:

- Jessica Jacobs (Sr. Community Manager)
- Hannah Maskevich (Client Relations Manager)

DETERMINATION OF QUORUM

A quorum of Board Members was announced, and the general session meeting was called to order at 6:35p.m. by CM Jessica.

AGENDA REVIEW AND APPROVAL

CM Jessica presented the agenda for the meeting as below:

- | | |
|-----------------------------------|------------------------|
| • Call to Order | • Updates |
| • Agenda Review and Approval | • Committee Reports |
| • Meeting Minute Approval | • New Business |
| • Financials | • Open Homeowner Forum |
| • Pump Station Maintenance | • Adjournment |
| • Miscellaneous Maintenance Items | |

MEETING MINUTE APPROVAL

The open meeting minutes from April 27, 2026, were reviewed and approved.

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

FINANCIAL REPORT

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

ACTIONS TAKEN BETWEEN MEETINGS

The Board of Directors approved estimate 3347 from AAAC Wildlife Removal totaling \$1,515.00. A power washing estimate was also approved from Blue Wave Power Washing for \$1,150.00.

BUSINESS

Pump Station Maintenance

Joe Voight and Aaron Newman with Lake Management were present to explain the current issues with the pump stations and answer board questions on steps forward as well as the maintenance agreement.

Miscellaneous Maintenance Items

Ducks

The Board of Directors discussed the actions taken with the ducks in the community, specifically at the recreation center. They explained that AAAC Wildlife Removal has been contracted to handle the thinning of the invasive species of ducks. The Board also communicated that they will be happy to share the contact details for the company so homeowner can inquire about removal on their private properties.

Recreation Center Tables

The Board of Directors discussed the tables at the recreation center pavilion and requested one additional estimate for Trex tables, and a heavy duty expanded metal table option.

Exposed Electrical Conduit

The Board of Directors reviewed estimate #332 from McWilliams Electric and estimate 142283473 from Mr. Electric to conceal the conduit at the bottom of the light poles at the recreation center. They requested clarification on whether or not both contractors would redo the concrete with no visible conduit above the surface.

COMMITTEE REPORTS

The Landscaping Committee had nothing to report but discussed ongoing projects monitoring the sod plantings and planning for the 2027 fiscal year. The Board requested some budgetary numbers to help with 2027 budget planning.

The Events Committee reported that their next event will take place on August 8th and will be the Back to School Party.

There were no Architectural Review Committee members present. The Board requested a quarterly report on ARC applications, approvals and denials.

NEW BUSINESS

There was no new business to discuss.

HOMEOWNER FORUM

There were many homeowners present during the meeting. One homeowner reported concerns with ducks in the rest of the neighborhood and inquired about the Board's plans for removal and maintenance in the future. Another homeowner inquired about street parking and what the HOA could do to help with those issues.

OPEN SESSION ADJOURNMENT

With no further business to discuss, the open session adjourned at 7:50 p.m.

NEXT MEETING DATE

The next Board Meeting is scheduled for June 22, 2026.

Minutes were approved on June 22, 2026, and attested to by:




Todd Edwards (Jun 29, 2026 20:48:01 CDT)

Brittany Lakes Homeowners Association

06/29/2026

Date



Spectrum Association Management

06/30/2026

Date