

**Brittany Bay Homeowners Association, Inc.**  
**Minutes of Board of Directors Meeting**  
**April 29, 2026**

**In Attendance:** Jason Kutinac  
Pat Butler  
Henry Vo  
Will Taillac  
Karen Lopez, HCMS

**I. Call To Order**

Jason Kutinac called the meeting to order at 6:32 pm.

The April 29, 2026, board meeting was held at the League City Police Department, located at 555 W Walker, League City, TX 77573.

**II. Homeowner Forum**

There were four homeowners in attendance. The owners in attendance asked about the fence damage from the vehicle accident and if sound barriers could be installed along League City Parkway.

**III. Approval of Minutes** Will made a motion to approve the February 12, 2026, minutes, as written. The motion was seconded by Pat, and with all in favor, the motion carries.

**IV. Management Report:**

- a. **Financial Statements** – The financials were reviewed and discussed. Will made a motion to accept the financials as presented. Pat seconded the motion. With all in favor, the motion passed.
- b. **Administrative Calendar** – The calendar was reviewed.

**V. Committee Reports**

- a. **Social** – There were no upcoming events.
- b. **Architectural Review** – There were no members in attendance.
- c. **Pool/Recreation** – Jason mentioned that the pool pumps were adjusted to alternate to assist with saving money and that they would be looking at other options to assist to save the HOA money. He also mentioned that Wi-Fi had been installed at the pool.
- d. **Playground** – Jason stated that a grill and bike rack had been installed.
- e. **Landscape** – There was no updates on landscaping at this time.

**VI. Old Business**

- a. **Repairs and Maintenance** – The proposals for the fence repair/replacement from the vehicle accident were presented and the board approved to go with the lowest quote and submit to the drivers' insurance company. The motion was seconded and passed.

**VII. New Business**

- a. **Pool Season** – The 2026 pool season and pool calendar were presented. There will be one tag per home for 2026. A vending machine was inquired about for the pool facility.
- b. **Phone Service** – Options for the phone service was mentioned.
- c. **Vehicle Damage** – The fence repairs were previously discussed.
- d. **Playground Inspection** – The playground inspection was included in the board package.

**VIII. Adjournment:**

There being no further business to discuss in the open session, a motion was made to adjourn the meeting at 7:20 pm to go into Executive Session. Motion passes unanimously.

Recalled meeting at 8:29 pm, following the executive session to give a summary of the executive session, which included deed restriction violations and delinquent accounts. It was stated that the delinquent accounts over \$1,000 will be forwarded to the attorney for collection. With there being no additional business to discuss, a motion was made to adjourn the meeting at 8:30 pm.

Respectfully submitted,

Approved,

Karen Lopez  
Association Manager

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Association Representative