

# Tiffany Park Homeowners Association

Annual Meeting

Date: January 22, 2013

7:00 p.m., Bowen Elementary School, Room H-2, Bryan, TX 77802

Board Members in Attendance: Kathy Curtis, Eleanor Ford, Randy McGregor, Denise Maggard, Dawn Parker, Chris Sullivan

Homeowners in Attendance: 20

**I. Call to Order:** 7:11 p.m. and introduction of Board members

**II. Financial Report**

Chris Sullivan reviewed the End of Year Financial Report. Chris discussed the outstanding maintenance fees and the efforts being made for collection. He noted that the majority of expenses throughout the year were for landscape maintenance of the common areas, including lighting and irrigation. Chris reported that TPHOA had received a check from an insurance company for the tree along Copperfield Drive that was destroyed in an auto accident.

**III. Nominations for Election of New Board Members**

Ronnie Starkey read the names of the board member nominees – Linda Bell, Angie Comer, Raul Pendas, Chris Sullivan and Beth Williamson – and asked for any additional nominations. There being none, Joe Salvato made a motion to close the nominations, Don Curtis provided a second. Joe Salvato then made a motion to elect the nominees as presented; Don Curtis provided a second and the motion carried unanimously.

**IV. Old Business**

Chris Sullivan provided a brief overview of the board's activities during 2012. They included the engagement of attorney Mike Gentry to review and update all TPHOA bylaws to bring them into compliance with new legislation enacted by the State of Texas.

Chris discussed that while the TPHOA is recognized as a non-profit organization, the Association was not tax exempt as per Internal Revenue Service code. Chris completed and submitted the necessary applications to obtain 501(c)(4) tax exempt status. When the applications are approved by the Internal Revenue Service, the Association will then apply for tax exempt status with the State of Texas. Once approved by the State, the Association will enjoy significant savings by not having to pay state sales tax.

Chris noted an effort to increase the use of the TPHOA web site – [tiffanypark.org](http://tiffanypark.org) - for communication with homeowners. All homeowners are encouraged to register their email addresses so that they will receive notifications and postings regarding pertinent information regarding Tiffany Park in a more timely and cost effective manner.

Dawn Parker provided an update regarding the petition process to rezone Tiffany Park as a Residential Neighborhood Conservation District. The petition was submitted to the City of Bryan in December. The petition must be approved by the Planning and Zoning Commission and the City Council. It is anticipated that final approval of the rezoning request will be received before the end of February.

**V. New Business**

Discussion of possible projects for the board's consideration during 2013 could include the addition of more signage to better delineate Tiffany Park from surrounding subdivisions.

Homeowners new to Tiffany Park during 2012 were recognized. Ronnie Starkey, Randy McGregor and John Bush (former homeowner and secretary to the Board) were thanked for their service during their terms on the board. Ronnie Starkey noted that the leadership positions within the board will be decided at the February Board of Directors' meeting.

- VI. **Adjournment:** There being no further business to discuss, Joe Salvato made a motion to adjourn. Don Curtis provided a second. The motion carried unanimously and the meeting was dismissed at 8:02 p.m.