

# Tiffany Park Homeowners Association

## Annual Meeting

Date: January 28, 2014

7:00 p.m., Bowen Elementary School Cafeteria, Bryan, TX

Board Members in Attendance: Linda Bell, Angie Comer, Kathy Curtis, Eleanor Ford, Denise Maggard and Chris Sullivan

Board Members Absent: Roger Norton and Dawn Parker

Homeowners in Attendance: 19

- I. Call to Order: Chris Sullivan called the meeting to order at 7:01 p.m. and introduced the Board members present.
- II. Financial Report  
Angie Comer reviewed the Financial Report as of 12/31/13. Angie noted that as of 12/31/13, TPHOA had a cash balance of \$24,741.50 and 55 properties still have maintenance fees outstanding. Angie also discussed the 2014 Budget, explaining that for budgeting purposes, all expenses, with the exception of landscape maintenance, are estimated using 2013 numbers. Following the discussion, Joe Salvato made a motion to approve the 12/31/13 Financial Report and the 2014 Budget as presented. Don Curtis seconded the motion and it carried unanimously.
- III. Nominations for Election of New Board Members  
Chris Sullivan called for all ballots to be submitted and asked if there were any nominations from the floor. Twenty eight ballots were received. Joe Salvato made a motion to close the ballot and approve the slate as presented. Kathy Curtis seconded the motion and it carried unanimously. The following candidates were elected to serve on the board for the 2014-2016 term: Eleanor Ford, Mary Kelly, Denise Maggard and Steve Mainard.
- IV. Open Forum  
Chris Sullivan opened the floor to the homeowners present to discuss any questions or concerns they may have. No matters were brought forth for discussion.
- V. Old Business  
Chris Sullivan reviewed the accomplishments and initiatives of the board in 2013 which included the rezoning of Tiffany Park to a Residential-Neighborhood Conservation District, the creation of a TPHOA Facebook page ([facebook.com/tiffanyparkhoa](https://www.facebook.com/tiffanyparkhoa)) to assist in communication between the HOA board and homeowners, the renegotiation of the landscape maintenance contract, and an investigation of possible fence replacement and new column construction projects.
- VI. New Business

Chris Sullivan discussed the possibility of increasing HOA maintenance fees in 2015 in order to accrue for improvement projects such as construction of columns along Copperfield Drive and East Oak Hill Drive. As per the bylaws, maintenance fees can only be raised a maximum of 10% each year. Linda Bell researched maintenance fees of subdivisions with similar amenities to Tiffany Park and found that most were approximately \$120-\$125/year. Following the discussion, Joe Salvato made a motion to increase the maintenance fee to \$110 beginning in 2015. Don Curtis seconded the motion and it carried unanimously.

Don Curtis suggested that the board investigate replacing the wooden posts with metal posts on the sign at the intersection of Copperfield Drive and Tiffany Park Circle. Chris Sullivan thanked Mr. Curtis for his comment and said that board will obtain pricing for metal posts.

Eleanor Ford noted the importance of maintaining the integrity of our neighborhood and encouraged those present to be mindful of the Covenants, Conditions and Restrictions and report any violations to the board.

Chris Sullivan encouraged everyone in attendance to use the HOA website ([www.tiffanypark.org](http://www.tiffanypark.org)) and Facebook page ([facebook.com/tiffanyparkhoa](https://facebook.com/tiffanyparkhoa)) to keep up to date with information about the neighborhood. Following a suggestion from a new homeowner present, the board will begin work on creating a welcome letter containing pertinent information about the HOA and the neighborhood to be sent to all new homeowners.

- VII. Adjournment: There being no further business for discussion, Chris Sullivan called for a motion to adjourn. Kathy Curtis made a motion to adjourn; it was seconded by Leon Rummel and carried unanimously. The meeting was dismissed at 8:17 p.m.