

Tiffany Park Homeowners Association

Board of Directors Meeting

Date: October 17, 2011

7:00P.M., Carriage Inn, Bryan, TX 77802

Attendance: Julie Villarreal, John Bush, Ronnie Starkey, Eleanor Ford, Chris Sullivan, Mary Whitworth, Randy McGregor, Lee Starr, Ed Froehling, Nancy Froehling, Ken Martin

Absent: Misty Skaggs, Larry Wilkerson (moved)

I. Call to Order: 7:01pm

II. Ed and Nancy Froehling have recently purchased all the remaining unsold lots in Tiffany Park for future construction of spec houses. As such they were in attendance at the invitation of the board. Julie introduced the Froehlings to Eleanor and Ronnie as the architectural control committee. A conversation was held with them regarding the approval process for planned construction. Ed told the board that it is his plan to build larger homes than the sq. ft. minimums required by the bylaws and wants to insure his homes will “fit” in the neighborhood. Eleanor discussed concerns of the association regarding quality, style, finish out, sales price, etc. based on the type of home that Ed Froehling Construction has built in the recent past. Ed attempted to assuage the board of any concerns by repeating that his plans are to insure homes he builds will “fit”. He said he has not set a sales price range yet but intends to build taller ceilings, etc. than the types of homes he has recently built in South College Station. He also stated that he will offer the lots for sale to other builders.

Chris reported that the bylaws show that only half of the HOA fees are due from builders in the newer sections until the houses is completed and occupied.

III. Reports

- A. Secretary – John presented the minutes from the September 19, 2011 meeting for review and approval. Chris made a motion to approve, Mary provided a second. Motion passed.
- B. Treasurer – Chris presented the treasurers report. We are currently down to 9 on the number of unpaid due and we have received one partial pay. John made a motion to approve the report. Randy provided a second. Motion passed.
- C. VP for Administration – Chris reported that general feedback from newsletter was to place signs up by fence to save on cost. Voltin is to provide us with a quote for this. Ronnie made a motion to delegate to Eleanor the authority to Eleanor to proceed with signs once quotes are received (within previously approved budgetary guidelines). John provided a second. Motion passed.
- D. VP for Architectural Control – It was reported that the three houses currently under construction are progressing with one almost finished.
- E. VP for Landscape – Mary reported that two yards of the month have been selected

IV. Old/New Business

Lee Starr requested time to address the board about a concern. He informed the board of an ongoing situation he has had regarding the Thunder Elite building which occupies the property immediately behind his home. The security lighting shines into his house and is overly bright. He has worked to address this with the owners of Thunder Elite and the City of Bryan but has been unable to resolve the situation to his satisfaction. He requested that the board assist in any way it could. The board agreed to contact the owners of Thunder Elite to learn more. Mr. Starr also stated that he would write a letter to them as well asking for a specific solution.

Julie informed the board that a letter of complaint had been received regarding the brush on the property at the corner of Copperfield and Booneville Rd.

Julie is working with Bowen Elementary to confirm the date of our annual meeting.

V. Adjournment – Ronnie made a motion to adjourn. John provided a second. Meeting was adjourned at 8:46 PM.