

# Tiffany Park Homeowners Association

## Board of Directors Meeting

Date: March 19, 2012

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

Attendance: Julie Villarreal, John Bush, Ronnie Starkey, Eleanor Ford, Chris Sullivan, Randy McGregor, Denise Maggard, Dawn Parker, Kathy Curtis

Absent: Deanna Flusche

Guests: Don Curtis, Stephen Voltin, Cindy Williams

### I. Call to Order: 7:00pm

II. Ronnie called the meeting to order and asked Stephen Voltin to provide the board an update on the status of landscaping with the signs and also address any foreseeable issues. Stephen reported on the progress of the installation of the signs and the planned landscaping and timing to accompany that. "Pink" cascading roses will be planted around them. He also indicated that there would be approximately \$1,100 in "savings" from switching to the cascading roses rather than the rotated plantings we had previously in those areas.

He indicated that we have an issue with a number of trees from properties that overwater, providing photographs to demonstrate. He described the difficulty in treating for fire ants during the recent drought and indicated that they are now spot treating and placing suppressant also in the regular fertilizer treatments.

A brief discussion was held on how best to address the overwatering. Letters will be addressed to those properties that can be identified and the issue will also be addressed in the newsletter. We will monitor the trees and see if this improves.

He also mentioned a need to mulch the trees.

### III. Reports

- A. Secretary – JB presented the Feb 20, 2012 and November 21, 2011 minutes for review. Chris offered a correction. Eleanor made a motion to accept, Kathy provided a 2<sup>nd</sup> and the motion passed unanimously.
- B. Treasurer – Chris presented the treasurer's report showing a balance of \$26,461.79 with 102 properties current on their assessments. These maintenance fees are due by the end of March and he will begin mailing out postcards to those that are delinquent in April. JB made a motion to approve, Denise provided a 2<sup>nd</sup> and the motion passed unanimously.
- C. VP for Administration – Ronnie reported that the city of Bryan has told us that they are approving a variance to allow the sign at the entrance of Tiffany Park Circle to remain. This should alleviate concerns raised by a few residents over losing that sign. Eleanor and Ronnie are following up to insure all necessary paperwork is completed. A brief discussion was held on whether we should perform any painting or maintenance on that sign. Eleanor is to follow up on painting options and Ronnie asked the board to consider options of potentially doing another granite sign there or other modifications for a future discussion.
- D. VP for Architectural Control – Eleanor reported that we have received our first set of plans from Ed Froehling Homes. She and Ronnie have reviewed them and found them to be satisfactory. This house is to be built on the corner of Knight and East Oak Hill.

Another resident on Park Hampton is in the process of building a sunroom on the back of their home as previously approved. We also anticipate a lot owner on Tracy Ct. finally moving forward with construction of a new personal residence in the near future.

E. VP for Landscape – Kathy reported that she has begun looking at yards to be recognized for yard of the month. This will begin again in April.

#### IV. Old/New Business

Randy reported that he had made inquiries at the City of Bryan and determined that our neighborhood is classified as RD-5 and as such a property may house up to 4 unrelated tenants. We can apply to change this to as few as 2 with a petition signed by 60% of our residents. He is to follow up on learning more about the specifics of the process and will report back at the next meeting.

Randy also mentioned that he was approached by a resident who was upset at the planned removal of the sign at the entrance of Tiffany Park Circle and who had stated to him that our HOA elections were illegal. Randy felt this needed to be addressed. Cindy indicated that it was her husband who had spoken with Randy and she stated it was her belief that the notice of election was not mailed out in compliance with the timing required by the bylaws. Julie stated the specifics as written in the bylaws and the compliance with them. JB raised the question of whether anyone present felt the elections were invalid. Cindy did not indicate a willingness to pursue this and the board indicated a general satisfaction that all requirements had been met.

The upcoming newsletter was discussed. Topics were solicited. How to get more residents to access the website or receive electronic communication was discussed.

The need to update the signature cards on the HOA account was discussed. Chris and Eleanor will remain but Ronnie needs to replace Julie.

Ronnie asked Julie and JB to give a summary of a meeting they attended in February. They reported that they attended a meeting presented by the City of College Station for HOA's regarding recent legislative changes. The most recent state legislature passed laws that affect all HOA's. These laws affect the wording and enforceability of bylaws, collection efforts and methods, communication methods, record retention and many other areas. We were also advised that willful noncompliance could potentially lead to difficulties in finding residents willing to serve in leadership roles as they could potentially be personally liable for any claims against the HOA. From a previous phone conversation with Ronnie, JB had contacted 6 real estate attorneys in the community, including two who had previously worked on matters regarding the HOA, to request a "bid" on reviewing our bylaws for compliance with state law, making amendments as necessary and advising us on any other items that may need to be addressed. Mike Gentry was the lowest bid at \$1,500. JB made a motion that we engage Mike Gentry. Chris provided a 2<sup>nd</sup>. The motion passed unanimously. As there may be variations on the bylaws that apply to the different phases, we will also use this opportunity to address any conflicts or inconsistencies between the different sets.

Ronnie brought the discussion back to landscaping and mulching. A brief review of previous agreements was held and it is believed that mulching falls outside of our current contract and would be an additional expense. All board members felt strongly that our trees did need to be mulched. Kathy made a motion that subject to review of our agreement with Voltin the \$1,100 in "savings" be used to mulch the trees. JB provided a 2<sup>nd</sup>. Motion passed unanimously.

Cindy Williams inquired if trees would be planted at entrance to Tiffany Park Circle around the sign there. Ronnie indicated that options for this area will be reviewed at a future meeting. He also asked all board members to consider ideas for the areas marked by signs.

Cindy pointed out that Tiffany Park is not listed in the Homefinder Magazine and stated a desire that we be.

V. Adjournment – JB made a motion to adjourn, Chris provided a 2<sup>nd</sup> and the meeting was adjourned at 9:05 PM.