

Tiffany Park Homeowners Association

Board of Directors Meeting

Date: May 21, 2012

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

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

Absent: Julie Villarreal, Chris Sullivan, Deanna Flusche

Guests: Don Curtis, Cindy Williams

I. Call to Order: 7:04pm

II. Reports

- A. Secretary – JB presented the minutes of the April 16, 2012 meeting for review. Several typographical errors were noted and a clarification on when action is expected from a landscaping subcommittee was offered. Ronnie called for a vote on approval of the minutes. Vote was unanimous for approval as amended.
- B. Treasurer – Chris was absent but had emailed a treasurer's report to all board members. Copies were distributed for review. It was noted that unpaid assessments are higher than the previous year at this time. Eleanor made a motion to approve the report. Randy provided a 2nd. Motion carried.
- C. VP for Administration – Cindy is coordinating with a resident, Ronnie Keys, Jr., on getting the sign at the entrance of Tiffany Park Circle painted. Eleanor has received the official letter from the city of Bryan granting the variance for 3 subdivision signs.
- D. VP for Architectural Control – Eleanor reported that Froehling homes is proceeding with the construction of two new homes. Plans have been reviewed and approved by the committee. Lots are now cleared. It was noted that the mulching has been performed on the trees along Copperfield.
- E. VP for Landscape – Kathy reported that 2 homes have been selected for recognition as yard of the month.

IV. Old/New Business

Dawn and Eleanor reported that the committee they are co-chairing regarding rezoning of the subdivision to restrict the number of unrelated residents living at a property is proceeding forward. There are a number of items that they still need clarification on regarding procedure and timing. A general discussion was held regarding ideas on how best to proceed. Cindy Williams also volunteered to serve on this committee. Ronnie charged the committee to meet and develop a timeline and a plan for moving forward. Specific items to address are what facilities would be available for use at a called meeting / party, when and how to best notify residents in the newsletter, methods for collecting votes, coordination with notary(ies). A goal was established to have this process started by the end of June.

JB reported that the review of the HOA's bylaws, amendments and CCR's had been completed by Mike Gentry. Several amendments had been prepared by the attorney to bring the HOA into compliance with state law. These had been distributed to all board members for review during the previous month by email. An email discussion was also had regarding adoption of the amendments. While the bylaws state that a vote of residents is required to amend the bylaws, it was the advice of legal counsel that since this was a matter of bringing the bylaws into compliance with state law the amendments could be voted on by the board and then reported back to residents. The board agreed and voted unanimously to approve and record the documents. JB reported that he had recorded the amendments with the county clerk's office. Chris will update the website to reflect the new amendments. Mike Gentry's invoice for services was \$1,500 which was in line with what he had previously quoted and the board had approved.

V. Adjournment – JB made a motion to adjourn, Kathy provided a 2nd. Meeting was adjourned at 8:23 PM.