

Tiffany Park Homeowners Association

Board of Directors Meeting

Date: June 18, 2012

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

Attendance: John Bush, Ronnie Starkey, Eleanor Ford, Chris Sullivan, Dawn Parker, Kathy Curtis

Absent: Julie Villarreal, Randy McGregor, Deanna Flusche, Denise Maggard

Guest: Don Curtis

I. Call to Order: 7:07pm

II. Reports

- A. Secretary – JB presented the minutes of the May 21, 2012 meeting for review. Chris made a motion to approve, Kathy provided a second. Motion passed.
- B. Treasurer – Chris presented a financial report showing a current balance of \$28,597.69 with 58 properties still outstanding for their annual assessments. He reported that a recent reminder mailout had resulted in approximately 50% of those receiving paying. Followup will be made with those still owing. JB made a motion to approve the report, Eleanor provided a second. Motion passed.
- C. VP for Administration – Eleanor reported that she has made a call to Ronnie Keys, Jr. regarding the painting of the wooden sign at Tiffany Park Circle and that will hopefully be addressed before the next meeting.
- D. VP for Architectural Control – Eleanor reported that of the two houses Ed Froehling has submitted plans for one slab has been poured. Dawn reported that wood had been delivered for start of framing. Eleanor also reported that a couple of inquiries had been made about remodeling / additions to homes and compliance with CCR's.
- E. VP for Landscape – Kathy reported that two houses had been selected to be honored with yard of the month. It was discovered that one of them is currently still owing two years of annual assessments. An alternate will be selected to receive recognition instead of that property and we will follow up with the owner on the assessment.

IV. Old/New Business

Dawn led a discussion on the zoning change petition process. The notification letters and petitions have been mailed to all property owners. On June 14, members of the HOA board were at Christ's Way Baptist Church to collect petitions and provide a notary service. 34 signatures were collected that night. Subsequently another 12 have been received. A discussion was held regarding expectations and it is believed that mailed petitions will continue to be received over the next few weeks. Dawn volunteered to contact Ed Froehling directly regarding the properties his company owns. Ideas were discussed for "signing parties". Most likely either "block" parties or an event to be held at the park will be used to try and obtain signed petitions in bulk. Dawn is to compile a list of properties that have submitted petitions vs. not to aid planning on how to proceed. Door to door outreach will be used as a last resort. The board will continue to promote awareness of the petition and solicit others to do so as well.

Chris reported that he has been following up on the formal tax exempt status of the HOA. It involves filing of an annual federal return and documentation with the secretary of state. He has submitted formal application and believes the process will be complete within two weeks. This will save the HOA sales tax expense.

Chris led a discussion on whether we need to further address the CCR's and bylaws. There is some inconsistency between phases regarding minimum square footage and landscaping and separate CCR's were recorded with the county clerk by the developer for the last several phases rather than modifying the existing one. JB reported that Mike Gentry had indicated a belief that the documents were satisfactory as they currently are but had also indicated they could be conglomerated if the board wished to incur that expense. A discussion

on what process would be involved in doing so was held. General conclusion was that there is no need to address this at this time.

JB notified the board that he has listed his home for sale. He will continue to serve his term on the board until such time as his service is no longer required or he obtains a contract on his home.

V. Adjournment – Kathy made a motion to adjourn. Dawn provided a second. Motion passed. 8:32 PM