

# Tiffany Park Homeowners Association

## Board of Directors Meeting

Date: August 20, 2012

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

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

Absent: Randy McGregor, Deanna Flusche

Guests: Steve Ramirez, Don Curtis

I. Call to Order: 7:00pm

II. Steve Ramirez, candidate for Bryan city council had requested a moment to introduce himself and inquire if there are any specific concerns from the HOA regarding Tiffany Park or Bryan. None were expressed. He presented a brief biography and described a few areas that he is particularly focused on.

III. Reports

- A. Secretary – JB presented the minutes. Denise offered a spelling correction. Eleanor made a motion that the corrected minutes be approved. Denise provided a 2<sup>nd</sup>. Motion passed.
- B. Treasurer – Chris presented the financial report. Few changes since the last month. Current balance is \$26,470. Three properties have paid their outstanding assessments since the last update. This leaves 50 properties with assessments unpaid. Twenty seven of these are the Froehling properties. JB made a motion to approve the report. Kathy provided a second. Motion passed.
- C. VP for Administration – no report
- D. VP for Architectural Control – Eleanor reported that Froehling Homes had inquired about the status of a house approval on Park Oak. This plan had previously been reviewed and approved and this approval had been conveyed to the Froehlings. Plans are for a 5 bedroom (sixth bonus upstairs bonus room), 4 bath, 3,300 sq. ft. house. A resident of the subdivision had inquired of the board whether the house being built on Knight had been approved for the Hardy Plank siding on the front of the house. Typical construction in the new phases had been entirely brick or stone on the street facing sides. A review of the plans previously submitted for approval was conducted and it showed all brick. Eleanor is to follow up with the Froehlings as to whether they submitted incorrect plans for approval or if changes had been made without approval being obtained. Ronnie was going to go examine the property.
- E. VP for Landscape – Kathy reported that two yards had been selected for yard of the month and that the program is going well. The response from both recipients and others had been very positive.

IV. Old/New Business

Dawn provided an update on the petition for rezoning. As of the previous meeting, the Froehlings had given verbal willingness to sign the petitions for each of their lots in favor. However, they apparently changed their mind and indicated that they will not vote against but would like to see the bylaws be the standards. The door to door effort conducted by board members and other residents since the previous meeting has been very successful with over 130 “in favor” votes having been obtained to date. Needed number is 180. There are several areas that have not been approached in the door to door campaign yet so it is believed this can be successfully accomplished in the near future.

Chris provided an update on his efforts to obtain tax exempt status for the HOA. State office has indicated that we need to obtain a federal exemption in order to obtain a state exemption. Chris did obtain approval for franchise tax exemption. He has investigated the situation through IRS publications and there is a \$850 filing fee for the federal exemption application. Chris is going to visit with state and federal representative offices to seek assistance and additional information on the process. He reported that the HOA is currently paying on

average \$70-\$80 per month in sales tax just for landscaping services. This savings in itself would negate the filing fee. JB made a motion to grant authority to pay the fee if the initial investigations showed a need to do so. Dawn provided a 2<sup>nd</sup>. Motion passed.

Eleanor brought up a property on Tiffany Park Circle with a fence in general disrepair. It has blown down previously and is shabby in appearance. She will write a letter to the owner to request they address this.

Ronnie discussed our progress on 2012 goals. Signs are up and installed, rezoning petition process is moving forward, sign lighting options are being explored, there are discussions being held regarding tree replacement and fence caps.

V. Adjournment – JB made a motion to adjourn, Kathy provided a 2<sup>nd</sup>. Motion passed. Meeting adjourned at 8:16 PM.