

Tiffany Park Homeowners Association

Board of Directors' Meeting

Date: May 20, 2013

7:00 p.m., Carriage Inn, Bryan, TX 77802

Attendance: Linda Bell, Angie Comer, Eleanor Ford, Denise Maggard, Chris Sullivan and Beth Williamson

Absent: Kathy Curtis and Dawn Parker

I. Call to Order

Chris Sullivan called the meeting to order at 7:02 p.m.

II. Appointment of New Officers

Chris Sullivan informed the board that Raul Pendas submitted his resignation as Treasurer and a board member on May 3, 2013. Following Raul's resignation, Chris contacted board member Angie Comer and she agreed to accept the position of Treasurer. Beth Williamson made a motion to approve Angie Comer as Treasurer; Linda Bell seconded the motion and it carried unanimously. Linda Bell volunteered to serve in Angie's place as Vice President for Architectural Control. Angie Comer made a motion to approve Linda Bell as Vice President for Architectural Control; Eleanor Ford provided a second and the motion carried unanimously.

III. Reports

A. Secretary

The minutes of the April 15, 2013 meeting were presented by Denise Maggard. Eleanor Ford made a motion to approve the minutes as presented. Beth Williamson seconded the motion and it carried unanimously.

B. Treasurer

Chris Sullivan reviewed the financial report as of May 1, 2013, noting that invoices for the month of May had not yet been paid due to the change in the treasurer position. Those outstanding items will be paid prior to the end of May and will be reflected in the June financial report. Chris will also contact Prosperity Bank to update the account signature card. Eleanor Ford made a motion to approve the financial report as presented; Beth Williamson provided a second and the motion carried unanimously.

C. Vice President for Administration

Eleanor Ford provided an update regarding the number of properties for sale in the Tiffany Park Circle area of the subdivision. Eleanor also presented a list of potential homeowners to fill the vacant seat on the board made by Raul Pendas' resignation. The board asked Eleanor to contact the homeowners to see if any would be willing to serve.

D. Vice President for Architectural Control

Angie Comer noted that the plans for a new home on Dawn Court are awaiting final approval pending the color selections to be provided by the builder.

E. Vice President for Landscape

In her absence due to illness, Kathy Curtis submitted a written report noting that a home on Park Crest had been selected as Yard of the Month for May. Beth Williamson is assisting with the selection of a second home for the May Yard of the Month.

IV. Old Business

A. Chris Sullivan noted that he had received written confirmation from the City of Bryan regarding the City Council's approval of the ordinance for rezoning Tiffany Park to a Residential-Neighborhood Conservation District (R-NC). Chris will file a copy of the letter with the County Clerk's office prior to the next meeting.

B. Chris Sullivan informed the board that there is no update available regarding the Association's pending application for tax exemption status. He will continue to monitor the status, but it is likely that the application may not be processed until the end of this year due to a backlog at the State of Texas.

C. Chris Sullivan contacted Stephen Voltin on May 20, 2013 and requested a new landscape management contract to include changes suggested by the board. A new contract should be ready for the board's review prior to the next regularly scheduled meeting.

D. Denise Maggard presented information regarding the linear feet of wood fencing along thoroughfares within the Tiffany Park subdivision. Based upon final plats on file with the Brazos County Appraisal District, there is approximately 5,500 linear feet of wood fencing along Copperfield Drive, East Oak Hill Drive and Tiffany Park Drive.

Board members discussed additional information that would be needed before a plan could be formulated for replacement of fences in the common areas. Eleanor Ford and Angie Comer will gather the data prior to the June board meeting.

Chris Sullivan noted that, upon the request of board member Kathy Curtis, he will seek a legal opinion on the board's authority within the bylaws to act on matters regarding the potential replacement of perimeter fencing within the subdivision.

V. New Business

Denise Maggard presented pricing from Acme Brick (\$90 each) and Storm Masonry & Supply (\$55 each) for purchasing cast concrete fence column caps. Caps on two columns at the intersection of East Oak Hill Drive and Copperfield Drive were never replaced following damage from an auto accident. Denise will confirm requirements for installation of the caps and will notify the board. No decision to order the caps was made at this time.

VI. Adjournment

There being no further business for discussion, Denise Maggard made a motion to adjourn the meeting. Eleanor Ford seconded the motion and it carried unanimously. The meeting was dismissed at 8:43 p.m.