

Tiffany Park Homeowners Association

Board of Directors' Meeting

Date: June 17, 2013

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

Attendance: Linda Bell, Angie Comer, Kathy Curtis, Eleanor Ford, Denise Maggard, Dawn Parker, Harry Ray and Beth Williamson

Absent: Chris Sullivan

I. Call to Order

In Chris Sullivan's absence, Eleanor Ford called the meeting to order at 7:15 p.m. Eleanor welcomed Harry Ray to the meeting and noted that he was attending the meeting as a prospective board member to fill the vacant Director position.

II. Reports

A. Secretary

Denise Maggard said that the minutes of the May 20, 2013 meeting were circulated to and approved by the board via email on May 22, 2013.

B. Treasurer

Angie Comer reviewed the financial report as of June 1, 2013. She noted that six properties paid dues during the month of May, but there are still a significant amount of outstanding dues. Angie said that she will meet with Chris Sullivan to develop a plan for collection of the outstanding dues. Linda Bell made a motion to approve the financial report as presented; Kathy Curtis provided a second and the motion carried unanimously.

C. Vice President for Administration

Eleanor Ford reported that seven letters had been sent to homeowners who were not in compliance with the Covenants, Conditions and Restrictions.

D. Vice President for Architectural Control

Eleanor Ford noted that a request for a storage shed at on home on Park Hurst had been received and approved.

E. Vice President for Landscape

Kathy Curtis reported that homes on Tiffany Park Circle and Park Hurst had been selected as Yards of the Month for June, pending confirmation of paid dues.

III. Old Business

A. Following the May meeting, Chris Sullivan attempted to publicly file the written confirmation TPHOA had received 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). The County Clerk's office told Chris that the letter could not be accepted for filing unless it was notarized. Linda Bell contacted the City Secretary's office and is now in receipt of a notarized letter. Linda will file the letter with the County Clerk's office prior to the next board meeting.

B. Chris Sullivan reported via email that the Association's application for tax exemption status is still in line for processing by the State of Texas. It is likely that the application may not be assigned to an agent until early 2014.

- C. Chris Sullivan received a new landscape management contract from Voltin Lawn & Irrigation which incorporated the changes requested by the board. Kathy Curtis made a motion to approve the contract. Linda Bell seconded the motion and it carried unanimously.
- D. Chris Sullivan reported via email that he contacted West, Webb, Allbritton & Gentry, P.C. (WWAG) regarding 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. Attorney Patrick Fogarty with WWAG, reviewed the bylaws and provided the opinion that "it is within the authority of the Board of Directors, since doing so positively affects the aesthetics of the entire neighborhood and the value of each individual owner's home."
- E. Board members discussed whether or not the replacement cost of the column caps at East Oak Hill and Copperfield Drive was included in the insurance settlement previously received. A review will need to be made of the documents pertaining to the accident, if they can be located.

IV. New Business

Harry Ray agreed to accept the appointment of Director. Dawn Parker made a motion to confirm Harry's appointment; Kathy Curtis seconded and the motion carried unanimously.

V. Adjournment

There being no further business for discussion, Dawn Parker made a motion to adjourn the meeting. Denise Maggard seconded the motion and it carried unanimously. The meeting was dismissed at 8:26 p.m.