

Tiffany Park Homeowners Association

Board of Directors' Meeting

Date: July 15, 2013

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

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

Absent: Dawn Parker

Guest: Jerry Norris

I. Call to Order

Chris Sullivan called the meeting to order at 7:03 p.m.

II. Reports

A. Secretary

Denise Maggard reported that the minutes of the June 17, 2013 meeting had been approved by the board via email on July 15, 2013.

B. Treasurer

Angie Comer reviewed the financial report as of July 15, 2013. She noted that maintenance fees totaling \$550 had been received since the last board meeting. Ninety-four properties remain unpaid. Angie commented that the new landscape maintenance contract with Voltin Lawn & Irrigation became effective in July. The new contract will exceed the previously budgeted amount for landscape maintenance due to additional areas of maintenance being added along East Oak Hill Drive. Linda Bell made a motion to approve the financial report as presented; Eleanor Ford seconded the motion and it carried unanimously. Angie made a motion for the HOA bylaws to be examined in order to determine if fees can be charged to homeowners whose maintenance fees are past due. Eleanor Ford seconded the motion and it carried unanimously. Angie Comer volunteered to review the Bylaws and Covenants, Conditions and Restrictions prior to the August board meeting.

C. Vice President for Administration

Eleanor Ford reported that construction continues, but has slowed, on new homes located on Knight Drive and Dawn Court. She also noted that the home built by Froehling at 4800 Knight Drive still needed landscaping in order to comply with the Covenants, Conditions and Restrictions.

D. Vice President for Architectural Control

Eleanor Ford reported that there were no architectural control matters to discuss this month.

E. Vice President for Landscape

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

III. Old Business

- A. Linda Bell reported that the letter 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) has been filed with the County Clerk's office.

- B. Chris Sullivan reported no change in the status of the Association's application for tax exemption status.
- C. Chris Sullivan noted that the new landscape management contract from Voltin Lawn & Irrigation has been signed and became effective in July 2013.
- D. Chris Sullivan reported that he will begin to draft proposed guidelines for a program to potentially replace perimeter fencing within the subdivision. This matter has been tabled until such time as the board can review and discuss the proposed guidelines.
- E. Denise Maggard made a motion to purchase from Storm Masonry & Supply two concrete column caps at a cost of \$55 each. Additionally, Storm Masonry & Supply will install the caps for a cost of \$50 each. Angie Comer seconded the motion and it passed unanimously. The caps will replace those damaged in an auto accident at the intersection of Copperfield Drive and East Oak Hill

IV. New Business

- A. Eleanor Ford noted that a resident of Tiffany Park Circle repaired the broken wooden Tiffany Park sign at the intersection of Copperfield Drive and Tiffany Park Circle. In appreciation for repairing the sign at no charge, Angie Comer made a motion to purchase a \$20 gift card to Home Depot or Lowe's to be given to the homeowner. Denise Maggard seconded the motion and it carried unanimously. Eleanor noted that the sign posts appear to be rotten and are in need of replacement. The board asked Eleanor to obtain pricing for replacing the sign posts.
- B. Angie Comer volunteered to contact Ed Froehling regarding the need for mowing on Froehling's undeveloped lots in Phases Twelve, Thirteen, Fourteen and Fifteen, dead trees along Park Oak Drive and landscaping at the home built by Froehling on Knight Drive.
- C. Chris Sullivan received an email from a resident requesting that the board look into having "No Parking" signs placed on one side of the street on Tiffany Park Circle due to the number of cars that park across from each other on the street, thus making it difficult to pass between them. The board discussed this issue and agreed that it was of minimal concern and also was not within the jurisdiction of the HOA to be able to erect these signs. Chris will respond to the homeowner with the results of the board discussion.

V. Adjournment

There being no further business for discussion, Kathy Curtis made a motion to adjourn the meeting. Angie Comer seconded the motion and it carried unanimously. The meeting was dismissed at 8:42 p.m.