

Tiffany Park Homeowners Association

Board of Directors' Meeting

Date: October 21, 2013

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

Attendance: Angie Comer, Kathy Curtis, Eleanor Ford, Denise Maggard, Chris Sullivan, Beth Williamson and Lonnie Macik, a Tiffany Park Circle homeowner

Absent: Linda Bell and Dawn Parker

I. Call to Order

Chris Sullivan called the meeting to order at 7:05 p.m.

II. Reports

A. Secretary

The minutes of the September 16, 2013 meeting were circulated via email. Not all members of the board had the opportunity to review the final version of the minutes prior to the meeting, so approval will be given via email.

B. Treasurer

Angie Comer provided the financial report. She noted that 218 properties have paid their 2013 maintenance dues and 55 properties remain outstanding. Bills during the month of October were as expected and income/expenses are on track with the budget. Following Angie's report, Beth Williamson made a motion to approve the September and October financial reports. Kathy Curtis seconded the motion and it carried unanimously.

At this time, Chris Sullivan invited homeowner Lonnie Macik to address the board. Mr. Macik expressed his concern regarding a matter of a property lien for maintenance fees. Mr. Macik also noted that he does not approve of the proposed plan under consideration by the board for financially assisting homeowners with the replacement of aged perimeter fencing, but was favorable to adding brick columns along Copperfield Drive and East Oak Hill Drive. Following discussion of these matters, Mr. Macik left the meeting.

C. Vice President for Administration

No items for discussion at this time.

D. Vice President for Architectural Control

In Linda Bell's absence, Chris Sullivan reported that plans for a new home on Knight Drive had been approved.

E. Vice President for Landscape

Kathy Curtis reported that a home on Woodcrest Drive was selected as Yard of the Month for October. Kathy noted that she is still working on the selection of a second home for Yard of the Month.

III. Old Business

- A. Chris Sullivan reported no change in the status of the Association's application for tax exemption status.
- B. Denise Maggard reported that she had been in contact with Storm Masonry & Supply regarding the column caps that were ordered in July. The office manager that took the order in July is no longer with the company. Storm Masonry provided Denise with the name of an individual who could order and install the replacement caps. Denise is awaiting a call from the contractor.
- C. Eleanor Ford reported that Ronnie Keys of Keys & Walsh Construction is working on a proposal to replace wooden posts on the original Tiffany Park sign located at the intersection of Copperfield Drive and Tiffany Park Circle. Eleanor will share the proposal with the board once it is received.

IV. New Business

- A. Chris Sullivan reported that responses have been mixed from homeowners regarding emails, TPHOA web site postings and Facebook postings sent out about proposed financial assistance for the replacement of aged perimeter fencing. It does not appear that a majority of homeowners would support use of homeowner association funds for this project. Following some discussion, the board decided not to proceed with the fence replacement assistance project. However, the board will proceed with obtaining bids from construction companies for the addition of brick columns along the Tiffany Park Circle side of Copperfield Drive as well as East Oak Hill Drive. Eleanor Ford will contact Keys & Walsh Construction and Palomares Construction. Denise Maggard will contact Storm Masonry & Supply to see if they would like to bid on the proposed project. The board will evaluate the bids once they are received to consider whether or not such a project is feasible.
- B. Chris Sullivan noted that he will review the application for the City of Bryan's Neighborhood Association Partnership grant program to determine if the Association could qualify for a grant to assist in the cost for construction of the proposed brick columns.

V. Adjournment

There being no further business for discussion, Eleanor Ford made a motion to adjourn the meeting. Kathy Curtis seconded the motion and it carried unanimously. The meeting was dismissed at 8:40 p.m.