

Tiffany Park Homeowners Association

Board of Directors' Meeting

Date: February 17, 2014

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

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

Absent: Roger Norton

I. Call to Order: 7:00 p.m. by Chris Sullivan

II. Election of Officers

Chris Sullivan welcomed the new members to the board and thanked them for their willingness to serve. He then provided a description of the available officer positions. Chris asked for nominations for the position of President. Angie Comer made a motion to nominate Chris Sullivan for President. A second was provided by Eleanor Ford and the motion carried unanimously. Chris Sullivan made a motion to nominate Mary Kelly for the position of Secretary. Linda Bell seconded the motion and it carried unanimously. Angie Comer was nominated for the position of Treasurer by a motion from Eleanor Ford; Denise Maggard provided a second and the motion carried unanimously. Angie Comer made a motion to nominate Eleanor Ford as Vice President for Administration. Chris Sullivan seconded the motion and it carried unanimously. Steve Mainard made a motion to nominate himself for the position of Vice President for Architectural Control. Linda Bell seconded the motion and it carried unanimously. Beth Williamson made a motion to nominate herself as Vice President for Landscape. Linda Bell seconded the motion and it carried unanimously. It was discussed that the remaining board members not holding elected positions will be available for special projects.

III. Reports

A. Secretary

Beth Williamson reported that the minutes of the November 18, 2013 meeting would be corrected to reflect that a second to the motion to adjourn the meeting was made by Roger Norton, not Roger Ables. Following the discussion, Linda Bell made a motion to approve the minutes of the November 18, 2013 meeting as corrected. Angie Comer provided a second, and the motion carried unanimously. Denise Maggard noted that the minutes of the January 28, 2014 annual meeting had been circulated via email to the board for their review. Mary Kelly made a motion to approve the minutes as presented, Linda Bell seconded and the motion carried.

B. Treasurer

Angie Comer noted that the response to the use of invoices for the annual maintenance fees had been very positive, with \$12,800 collected to date. The HOA has a current cash balance of \$34,894.91. Angie said that some homeowners had already paid their 2015 maintenance fees prior to the \$10/year increase approved at the February annual meeting. After a brief discussion, Denise Maggard made a motion to waive the \$10/year increase for homeowners who pay their 2015 maintenance fee during or prior to the last quarter of 2014. Beth Williamson seconded the motion and it carried unanimously.

C. Vice President for Administration

Eleanor Ford reported that letters had been sent to six homeowners regarding various restriction violations.

D. Vice President for Architectural Control

Linda Bell said that no architectural matters had been submitted for approval.

E. Vice President for Landscape

The board discussed implementing a contest for Yard of the Month for Christmas decorations during the month of December. Also, Beth Williamson will investigate the cost to add Christmas decorations to the three Tiffany Park signs at the entrances to the subdivision.

IV. Old Business

A. Chris Sullivan noted that an application for tax exempt status for the Association was submitted to the Internal Revenue Service in December 2012. According to the IRS web site, they are currently reviewing applications submitted in May 2012, so approval of the Association's application may take quite some time.

B. Denise Maggard reported that the replacement of the missing column caps at Copperfield Drive and East Oak Hill Drive had been placed on hold until a decision has been made regarding the potential column construction project.

C. The board discussed that it would be prudent to investigate the cost of purchasing a new stone sign to match the others versus repairing the original wooden sign at the intersection of Tiffany Park Circle and Copperfield Drive. It is possible that a grant could be obtained from the City of Bryan to help with the cost of a new sign.

D. Chris Sullivan discussed a potential project of the Association constructing brick columns along the existing fence lines on Copperfield Drive/Tiffany Park Circle and East Oak Hill. Denise Maggard volunteered to head up the investigation as to whether or not this type of project would be feasible.

V. New Business

None

VI. Adjournment: There being no further business for discussion, Linda Bell made a motion to adjourn. Beth Williamson provided a second and the motion carried unanimously. The meeting was dismissed at 8:42 p.m.