

Tiffany Park Homeowners Association

Board of Directors' Meeting

Date: June 16, 2014

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

Present: Chris Sullivan, Angie Comer, Beth Williamson, Denise Maggard, Eleanor Ford & Mary Kelly

Absent: Linda Bell, Roger Norton & Steve Mainard

Guests: Ken Whitt, Joan & Raul Pendas

I. Meeting called to order at 7:04.

II. Open Floor for Guests

- A. Ken Whitt raised the question of what can be done about the residents who do not comply with CCR's of the neighborhood. His concern was whether or not the board could do anything about violations that are ongoing. Chris stated that we do not have the authority to fine residents, we can only send non-compliance letters. We have no recourse if the resident does not comply other than to file a lien on the property and then, payment is only received upon a transaction concerning the property. Compliance with CCR's is voluntary and there will always be those residents who will not comply. The board has been and will continue to do what it can to implore upon homeowners to abide by the CCR's in order to keep our neighborhood a desirable place to live and to keep property values up.
- B. Raul Pendas stated that our financials do not have an income statement. He also stated that our 2013 balance was off. He sent a letter asking to view our financial records on 5/15/2014 and stated that we did not respond in a timely manner, therefore we are not following Texas law. His concern is about not following deed restrictions & the raising of fees for the residents - there needs to be a 2/3 resident agreement on such an amendment. He also questioned as to the excess of \$7,200 in the financials. He commented that we add a line in the budget for "capital improvement allocation." Chris answered that the board received the letter via certified mail on 5/28/2014 - as evidenced by returned receipt of the certified letter - and responded on 6/4/2014, well within the ten business days required by law. He continued that our books are open to any resident that would like to look at them, that requests are subject to the TPHOA Records Production & Copying Policy and that we had reached out to Raul to set up a time to review the books. However, Raul had sent an email based on our response refusing to pay the labor and overhead charge as prescribed in the policy. Chris, upon review of the CCR's, acknowledged that they were mistakenly not followed when passing the maintenance fee increase at the annual meeting in January. Chris also stated that, based on past meetings,

it is very difficult to get the required 60% participation at a meeting from the membership in order to raise the fees and thus, the board would have to discuss if and how to go forward with the fee increase for 2015. Chris finished stating that we would review the end of year 2013 financial statement and make sure all errors are corrected and post the updated and corrected statement to the website.

III. Reports

- A. Secretary: Meeting minutes for the May 19, 2014 meeting were circulated and approved via email prior to the meeting.
- B. Treasurer: Angie presented the financial statement as of 6/16. A line item has been added to reflect the amount of income from those who've paid maintenance fees in advance - this figure currently is \$725.00. 47 properties still have outstanding 2014 maintenance fees that have not been paid. A motion was made to approve the financial statement by Mary Kelly and seconded by Eleanor Ford and the motion carried unanimously.
- C. Administration: Eleanor Ford reported that a new sign would be a match to the existing ones, cast concrete with engraving. Also some of the dead grass on Copperfield will be replaced by Stephen Voltin. She also spoke to the city of Bryan & no plans have been submitted for a Stripes store. Stripes will be taking about 1 ½ acres of the corner, with a driveway across from the strip center on the opposite corner. Stripes stated that they would try to leave the existing trees.
- D. Architecture: Froehling is clearing land for new homes. The board questioned as to whether land slope was being watched & if the homes were going to be alike. The board will keep watch of this.
- E. Landscape: 2 June yards of the month, 3709 Park Oak & 4750 Tiffany Park Circle

IV. New business

- A. If the fee raise is not followed according to the CCR, it may have to be scrapped. Will potentially address it again at the annual meeting, must have 60% of the residents for a quorum.
- B. Items for summer newsletter:
 - Scrapping of column project; Replacing old Tiffany Park sign; Tax exemption status approval; Holiday lights; House numbers visible; Stripes convenience store going in at Copperfield and Boonville; Maintenance Fees past due for 2014

V. Meeting was adjourned at 9:07 p.m.