

Organization of Tiffany Park Homeowners, Inc.
 Board Meeting Minutes, November 18, 2024
 Carriage Inn 7:00 pm

Board Members Attending: Garrett Asbury, Jennifer Bohac, Eleanor Ford, Beth Goidel, Tricia Landers, Gene Nelson, Roger Norton (joined via ZOOM), Marilyn Thompson, and Billy Trimnal.

I. Call to Order: The meeting was called to order at 7:00 pm at the Carriage Inn. Five members must be in attendance to constitute a quorum for the official conduct of business. All nine Board members were in attendance giving us a quorum. Tricia Landers was welcomed to her first meeting as a new Board member replacing Julie Villarreal for the remainder of Julie’s term.

II. Reports

A. Secretary's Report: The minutes for the August 19,2024 meeting were distributed. Marilyn moved to approve the minutes, Jennifer seconded, and the motion was approved unanimously.

B. Treasurer's Report: The most recent financial reports from BHHS Caliber for end of October were reviewed. The following table summarizes the comparisons to last year:

	10/31/2023	10/31/2024	difference	% change
Total Assets	39,984	44,872	4,888	11%
Total Liabilities	1	151	150	99%
Total Equity	39,982	44,721	4,739	11%
Total Income	41,466	39,963	-1,503	-4%
Total Expense	25,586	25,302	-284	-1%
Net Income YTD	15,880	14,661	-1,219	-8%
Delinquencies				
11/16/2023	6 homes, 2.20%, for a total \$2,691			
11/11/2024	10 homes, 3.66%, for a total \$3,162			
	2,691	3,162	471	15%

C. VP Administration's Report – Community Cooperation Committee consists of Eleanor, Garrett, and Roger.

1. Earlier today, November 18, Eleanor rode along on the monthly inspection tour with Taylor Lilly, our HOA Community Inspector from BHHS. The objective is to learn more about these tours and to confirm that the priority items are being identified.

2. Of the 273 properties inspected on November 18, 44 had violations, 10 had multiple Violations, and it was the second violation for 3. The most common violation (31) was failure to maintain lawns and plantings. This is understandable following a healthy rain after several weeks of hot dry weather.
 3. Roger N continues to monitor the situation on Dawn Court. Froehling's lots between Dawn Court and Park Oak are overgrown again. Sharon is following up with the Froehlings. This is November so only one more mowing should be needed. We anticipate the Froehlings will arrange for this. If not, we will contract with a landscape service and bill the Froehlings.
 4. Some of the lots along the drainage ditch have been overgrown, for months. The challenge is getting access to identify the problem lots. In the meantime, we will send reminder letters to all the owners along the ditch. The maintenance of the vegetation along the drainageway is required by the easement with the City of Bryan to assure smooth flow of water and discourage the vermin.
 5. Because of Froehlings failure to take responsibility for mowing the vacant lots, BHHS will begin the process of negotiating a contract to mow the Froehling lots next year on a regular schedule. This will include mowing the Froehling lots along the drainageway and the lots of any other owners along the drainageway needing mowing with the costs billed to the owners.
- D. VP Landscape's Report: Because of schedule conflicts no Yard of the Month selections were made this past summer. Plans for the Holiday Lights awards were discussed.
- E. Report on Architectural Control Committee's Activities (Two approvals.)
1. The ACC approved the application for a wheelchair ramp to be installed by the VA at 4737 Tiffany Park.
 2. A partial fence repair and the stain color was approved at 4922 Park Land.
- F. No report from BHHS Caliber (Sharon Hauke)
- III. President's Update:
- A. The house at 4004 Park Hurst is now occupied after being vacant several months while construction was completed.
 - B. The HOA's Fall-Winter Newsletter is in the process of being prepared by Jennifer Bohac and Eleanor. Suggestions for stories are welcome. The lead story will focus on the noise issues in the neighborhood.

- C. Liens: Last year, the Board approved moving ahead to file liens on properties with high delinquencies. The two with the highest delinquencies were identified, and BHHS initiated the process. The liens were filed. We have heard nothing from the affected homeowners.

IV. Old Business

- A. The chicken issue: Since returning Gene walked to the Park 2 or 3 times to confirm whether or not the chickens are still residing at 4714 Tiffany Park Circle. The chicken coop has been painted to better harmonize with the house – dark gray roof and light gray walls. No chickens were observed while looking through the fence. This issue was tabled until more information is received.

V. New Business

- A. Noise: Emily Cox, from the Park Village HOA, which neighbors us, called to see if we shared the concerns their HOA has about the noise of cars and cycles speeding and possibly racing late nights on Copperfield, Booneville, and University. Several of you provided comments, which I relayed to her. I confirmed that Bryan does have a noise ordinance. I called the Bryan Police non-emergency dispatch number (979-361-3888) and inquired about what could be done about the noise. In addition to loud exhaust, we are also hearing loud base speakers playing in vehicles behind the Angry Elephant or Strips or both. The Dispatcher suggested calling the Bryan Police non-emergency dispatch number (979-361-3888) when we hear noise. It's likely the offender will be gone before the police can get there, but the calls are logged in, and the records are used to set future patrol routes and schedules. Noise is usually loud enough that if the officers are in the area, they should be able to hear from where it is coming and follow up. Emily reported meeting with Brazos County Commissioner Chuck Konderla and assistant county attorney Allison Lindblade on October 29th. She said both were receptive and interested in our concerns and wanted to help. Commissioner Konderla said he would be emailing Emily with a plan to move forward. Beth provided pictures of two accidents this past summer that occurred on Copperfield at the intersection with Tiffany Park Drive. The immediate follow-up will be a story in the next issue of our newsletter.
- B. One member of the three-member Architectural Control Committee is to be appointed by the Board at the last regular meeting of the year with the new 2-year term beginning January 1 of the odd-numbered year (2025). The other two members of the ACC, George Eustance and Stephen Voltin were reappointed last year and have another year to serve in 2025. According to State law, appointees

to the ACC may not be a current board member; a current board member's spouse; or a person residing in a current board member's household. Mike Littlejohn was contacted, and he agreed to be re-appointed to the ACC. The motion to reappoint Mike Littlejohn to a two-year term beginning January 2025 was made by Billy, seconded by Eleanor, and passed unanimously by the Board.

- C. A proposed 2025 Budget (attached) was distributed to the Board. The projections were based on comparisons with our last full year of data (2023) and included expected cost increases for the management fee, landscape maintenance, and insurance. With a projected cash flow surplus coming out of 2024 and the projected budget needs for 2025, it appears there will be no need to increase the annual assessment fee. The motion to approve the proposed 2025 budget with no increase in the assessment fee was made by Billy, seconded by Jennifer, and passed unanimously by the Board.
- D. We are currently recruiting nominees for election to the Board at the Annual General Membership Meeting, January 21. Several of our currently serving Board members whose terms are expiring have agreed to be nominated for re-election for another term. We will also be soliciting nominees from all members of the HOA. We currently have at least one vacancy to be filled. Please let me know about any prospects.
- E. Next Meetings: Annual Meeting: 1/21/25 @7, Board Meetings: 2/17/25 @7, 5/19/25 @7, 8/18/25 @7, 11/17/25 @7.

VI. Executive Session (not needed)

VII. Adjourn: Eleanor made the motion to adjourn, it was seconded by Jennifer, and the motion passed. The meeting adjourned at 8:20.

Submitted by Gene Nelson, President.

**Tiffany Park
2025 Approved Budget**

Income

	Total Homes	260 @	\$145.00
	Vacant Lots	13 @	\$72.50
<u>GL Account</u>			
4101	Assessment Income		\$38,643
	Less Delinquency		(\$435)
	Other Income (inc late pymts)		\$1,793
	Total Income		\$40,000

Expenses

5000	Management Fee	\$8,100
5003	Postage	\$300
5016	Web Site	\$730
5017	Meeting Expense	\$200
5063	Liability Insurance	\$2,100
5064	D&O Insurance	\$2,000
5072	Legal Fees	\$1,000
5005	Lawn Maintenance (+2%)	\$16,000
5006	Irrigation Repairs	\$1,000
5013	New Plantings	\$1,000
5015	Mulch/Color Change	\$750
5092	HOA Technology	\$600
5100	Miscellaneous Expense	\$500
5403	Electric	\$450
5405	Drainage	\$588
5406	Sprinkler Water	\$3,500
5610	Office Supplies	\$300
	Total Expenses	\$39,118
5660	Contingency & Reserves	\$882
	Total Expenses & Reserves	\$40,000