

**Organization of Tiffany Park Homeowners, Inc.
Board Meeting Minutes, May 20, 2024**

Board Members Attending: Garrett Asbury, Jennifer Bohac, Eleanor Ford, Gene Nelson, Roger Norton, and Billy Trimnal.

Board Members Absent: Beth Goidel, Marilyn Thompson, and Julie Villarreal.

I. Call to Order: The meeting was called to order at 7:01 pm at the Carriage Inn with a quorum of Board members present. Five members must be in attendance to constitute a quorum for the official conduct of business.

II. Reports

A. Secretary's Report: The minutes of the February 19, 2024, Board meeting were distributed for approval. Billy moved to approve the minutes, Garrett seconded, and the motion was approved unanimously.

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

	4/30/2023	4/30/2024	difference	% change
Total Assets	52,919	57,157	4,238	7%
Total Liabilities	1	151	150	99%
Total Equity	52,918	57,006	4,088	7%
Total Income	37,902	36,701	-1,201	-3%
Total Expense	9,087	9,754	667	7%
Net Income YTD	28,815	26,947	-1,868	-7%
Delinquencies				
	5/12/2023 11 homes, 4.03%, for a total \$5,414			
	5/15/2024 18 homes, 6.59%, for a total \$5,458			
	5,414	5,458	44	1%

C. VP Administration's Report – Community Cooperation Committee: BHHS is now conducting the inspections monthly with the violation reports being provided to the CCC (Eleanor, Garrett, and Roger).

D. VP Landscape's Report: After discussing whether to make one or three Yard-of-the-Month awards each month, Landscape VP Billy decided to recognize three yards each month beginning in June. Landscape Committee members, Marilyn and Beth, will be helping with the selections.

E. Report on Architectural Control Committee's Activities: The application for the construction of the new house at 3616 Dawn Court was approved.

F. There was no report from BHHS Caliber.

III. President's Update

- A. The HOA's Spring Newsletter has being written, reviewed, revised, copied, and will be delivered and posted on our website.
- B. Froehling vacant lots: Maintenance (mowing) of the vacant lots owned by Froehling has been an ongoing problem. Earlier this Spring we called in Stephen Voltin, our regular landscaper to trim along the sidewalks and clean up, which he did. The cost of \$300 was paid by the HOA and billed to the Froehling account. However, it wasn't long before the grass needed mowing again. A few days before our meeting, the lots were mowed by Froehling, and the results were acceptable according to the observers. We don't want to have to continue to remind them when mowing is needed. Often by the time they get to it, the lots looked very unkept. BHHS talked with the office manager about the problem and asked them to develop a plan for maintaining the lots. If that doesn't happen, we will consider contracting with a landscaper to mow on a regular basis (probably once a month) with the cost billed to Froehling.
- C. The Drainage Ditch: A letter was sent to the homeowners along the drainage ditch that runs from E Oak Hill Drive to Park Oak Drive to remind them that they are responsible for maintaining the areas alongside the concrete ditch to prevent any obstruction of the drainage way. There was no response. Now, observers have noticed that some owners are not maintaining their lots along the ditch. We will send another letter to all owners with another reminder about their responsibilities. If that doesn't work, we will need to go in, identify the violators, and contact them directly.
- D. Chickens at 4714 Tiffany Park Circle: We need to confirm whether or not the chickens are still there. Even if they are gone, the ugly coop remains, which was never approved by the ACC, and is clearly visible from Tiffany Park, and should be removed. Once we confirm the status of the chickens, we can proceed with the plan outlined in the minutes of the February 19 meeting (III Old Business, paragraph C).
- E. Health hazard at 4902 Park Row Pl: We received a report that the backyard of this residence is not being maintained. We are usually not concerned about what happens in the backyard if it is not visible from the street. However, the pool is not being maintained and the landscaping is overgrown. We are concerned about mosquitoes and vermin. We sent a letter to the owner evoking Section 3.01 of the CC&Rs for Phase 14.
- F. Fence Repair:
 - 1. The homeowner at 4901 Park Hampton has confirmed repair of the fence that was leaning against the Tiffany Park sign at Copperfield and E Oak Hill Drive.
 - 2. The homeowner at 3920 Park Hurst has a hole in the fence along Copperfield. BHHS has contacted the owner, but no resolution yet.
- G. Progress at 4004 Park Hurst. We are seeing construction activity around this vacant house. The yard is being mowed. No further action at this time.

IV. Old Business

- A. Discussion Item: Proposed apartment and retail complex at Copperfield and Boonville and the upcoming City Council meeting. Following our meeting, we learned from Chuck Durr, Copperfield HOA, that the Bryan City Council has the rezoning question on the agenda for their June 18 meeting. I am asking our response committee of Eleanor Ford, Garrett Asbury, Beth Goidel, Jennifer Bohac, and Gordon Wells to take the lead in planning the strategy for communicating concerns to the Bryan City Council. We will also ask Sharon to send an email to all of our homeowners notifying them about this City Council meeting on the 18th of June.

V. New Business: None

VI. Next Board Meeting: August 19, 2024, at 7:00 pm by ZOOM.

VII. Executive Session (not needed)

VIII. Adjourn: Billy made the motion to adjourn, it was seconded by Roger, and the meeting adjourned at approximately 8:30.

Submitted by Gene Nelson, President, on behalf of Julie Villarreal, Secretary.