

Organization of Tiffany Park Homeowners, Inc.
Board Meeting Minutes February 19, 2024

Board Members Attending: Garrett Asbury, Eleanor Ford, Gene Nelson, Marilyn Thompson, Billy Trimnal

Board Members Absent: Jennifer Bohac, Beth Goidel, Roger Norton, Julie Villarreal

- I. Call to Order: The meeting was called to order at 7:08 pm at the Carriage Inn with a quorum of Board members present. Having a quorum requires five members in attendance to officially conduct business.
- II. Reports
 - A. Secretary's Report: The minutes of the November 13, 2023, Board meeting were distributed for approval. Billy moved to approve the minutes, Eleanor seconded, and the motion was approved unanimously. The minutes of the Annual Membership meeting held January 23, 2024, were distributed to the Board. There was no objection to posting these minutes on the HOA's website as a draft.
 - B. Treasurer's Report: The most recent financial reports from BHHS Caliber were reviewed. It's still early in the year to discern any trends.
 - C. VP Administration's Report – Community Cooperation Committee. A primary concern continues to be the upkeep of the Froehling vacant lots. Mowing, trimming and clean-up around the outside of the lots was completed on February 16. The cost will be paid by the HOA and billed to the Froehling account.
 - D. VP Landscape's Report: Planning for the monthly Yard-of-the-Month recognitions was postponed to the May Board meeting wherein plantings for the E. Oak Hill Tiffany Park sign will be discussed. The Holiday Lights winners were posted on the website and announced at the Annual Meeting.
 - E. Report on Architectural Control Committee's Activities: The ACC approved a new fence along Copperfield and the installation of added lighting and is considering a patio cover installation.
 - F. Report from BHHS Caliber: Suzan Reed reported that BHHS Caliber will be preparing a new HOA management agreement for consideration at the November board meeting.
- III. Old Business
 - A. Draw straws to determine one- and two-year terms for newly elected Board members. Marilyn and Jennifer will hold the one-year terms.
 - B. Time for newsletter: Will be the responsibility of the new Director of Communications.
 - C. The following plan was presented for proceeding with legal action regarding the chicken issue at 4714 Tiffany Park Circle.
 1. Change attorney from Cullen Godfrey to Eric Tonsul – no response from Cullen for 4 months.
 2. Draft the petition: Remove the chickens and the coop, which is ugly and visible over the fence.
 3. Send the draft petition to the homeowner.

4. If no response or negative response, proceed with filing a petition with the court.
5. The total legal costs for this action will be paid by the HOA and billed to the homeowner.

IV. New Business

- A. Election of officers: The following were the nominees for the officer positions on the Board.

Position	Nominees for 2024
President	Gene Nelson
VP for Administration	Eleanor Ford
Treasurer	Garrett Asbury
Secretary	Julie Villarreal
VP Landscape	Billy Trimnal
Communications	Jennifer Bohac

Billy moved and Marilyn seconded that the nominations be closed, and the nominees be elected by acclamation.

- B. Appointment of committees: The following were nominated for appointment.

Community Cooperation Committee (3 positions): Eleanor Ford, Chair Roger Norton Garrett Asbury	Landscape/Maintenance Committee (3 positions): Billy Trimnal, Chair Marilyn Thompson Beth Goidel	Nominating/Elections Committee (2 positions): Beth Goidel, Chair Roger Norton
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The motion was made, seconded, and passed to approve these appointments.

- C. Renewal of contract for landscape services: The proposed contract was circulated. Stephen proposed a 5% increase in mowing cost to offset the increasing cost of insurance and labor. This is within the budget we approved in November. The contract was approved unanimously. President Gene will sign the contract and send it to BHHS Caliber for transmittal to Mr. Voltin.
- D. Liens approved and filed on two properties with highest delinquencies. Notified of intent to file; Received no payment prior to filing. Need CC&Rs to allow reporting to credit bureau.
- E. The motion was made by Garrett to confirm the posting of minutes of Annual Meeting and Board Meetings as was discussed at the Annual Meeting. The motion was seconded and approved unanimously. Minutes will be drafted and circulated to the Board with one week to respond before posting.
- F. Other issues discussed:
1. Political signs: Because this could be a contentious issue, the Board decided to postpone action.
 2. We found after researching the Raul Pendas question about the City’s easement from E Oak Hill to Park Oak that the maintenance (mowing, removal of debris and sediment etc.) of the 50' wide public utility drainage easement is the responsibility of adjacent owners OR the Tiffany Park HOA. The City of Bryan is responsible for

maintenance of the concrete flume and concrete slopes. This is an issue we need to discuss further.

3. The fence on some of our homeowners' lots that back up to the Angry Elephant is falling over, propped up, and needing repair. We understand that those fences are the responsibility of the commercial property owners. We have contacted the City and suggested that the homeowners contact the commercial owners. The fence on the other side of Copperfield behind Stripes appears to be relatively new.
4. An item that we did not discuss is the fence behind our HOA sign at Copperfield and E Oak Hill. The fence is actually leaning against the back of the sign.

G. Response to issues:

1. Proposed apartment and retail complex at Copperfield and Boonville: Attendees at the Annual meeting were given the opportunity to sign a petition and were provided contact information for the Planning & Zoning commission. The results of a survey of primary concerns were transmitted to P&Z. Our homeowners will be reminded about the March 7 P&Z meeting and encouraged to attend.
2. The frisbee golf course along the Park Hudson Nature Trail: We were approached by the president of the Park Village HOA to oppose the frisbee golf course. Board members were asked to comment. Anonymous comments from six Board members were transmitted to the president of the Park Village HOA.

V. Board Meetings: 2/19/24 @7, 5/20/24 @7, 8/19/24 @7, 11/18/24 @7.

VI. Executive Session (not needed)

VII. Adjourn: Billy made the motion to adjourn, it was seconded by Marilyn, and the meeting adjourned at 8:45.

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