

**Organization of Tiffany Park Homeowners, Inc.
Board Meeting Minutes February 17, 2025**

Board Members Attending: Garrett Asbury, Beth Goidel, Eleanor Ford, Roger Norton,
Marilyn Thompson, Billy Trimnal

Board Members Absent: Jennifer Bohac, Tricia Landers

I. Call to Order: The meeting was called to order at 7:08 pm by Past President Gene Nelson 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 18, 2024, Board meeting were distributed for approval. Marilyn moved to approve the minutes, Garrett seconded, and the motion was approved unanimously. The minutes of the Annual Membership meeting held January 29, 2025, were distributed to the Board. These minutes will be posted on the HOA's website as a draft.
- B. Treasurer's Report: Garrett reported on the financial reports provided by BHHS Caliber. January's income was high relative to expenses because of the annual collection of maintenance fees. He also noted two particularly high outstanding delinquencies.
- C. VP Administration's Report – Community Cooperation Committee. Eleanor reported on the monthly inspection tours conducted by BHHS Caliber. A primary concern continues to be the upkeep of the vacant lots.
- D. VP Landscape's Report: Billy reported on the Holiday Lights recognition and plans for YoM in 2025. Also discussed was needed work on entry sign plantings.
- E. Report on Architectural Control Committee's Activities: Not aware of any recent applications.
- F. Report from BHHS Caliber: The proposed HOA management agreement was presented for consideration.

III. Old Business

- A. The timing for future newsletters was discussed with no resolution.

IV. New Business

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

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

Beth moved and Garrett seconded that the nominations be closed, and the nominees be elected by acclamation.

The position of President was taken up as a separate issue. After much discussion, the decision was to elect the President on a rotating basis with another Board member serving as President for each Board meeting. Garrett was nominated, elected, and agreed to serve as President through the May 19 Board meeting.

- B. Appointment of committees 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. The Architectural Control Committee will continue with George Eustace as chair, Mike Littlejohn, and Stephen Voltin

- C. Renewal of contract for landscape services. We have not received the proposed 2025 contract from Stephen Voltin.
- D. On February 13, we received the proposed 2025 HOA Management Agreement from BHHS Caliber for review and signature. Earlier in the week, we also received a proposal from another HOA manager. The Board agreed that now was not a good time to change management firms with a new slate of officers coming in. The motion was made by Garrett and seconded by Beth to approve the renewal of the proposed HOA Management Agreement for one year with the proposed fees for management and technology. Thereafter, the agreement shall automatically renew for successive one-year terms, unless terminated in writing by either party. The motion passed.
- V. Future Board Meetings: May 19, August 18, and November 17
- VI. Executive Session (not needed)
- VII. Adjourn: Beth made the motion to adjourn, it was seconded by Billy, and the meeting adjourned at 8:30.

Submitted by Gene Nelson, Past President, on behalf of Tricia Landers, Secretary.