

Organization of Tiffany Park Owners Association General Membership Meeting Minutes

Bowen School

Wednesday, January 29, 2025

- Welcome / Sign-In
- Special Discussion with Bryan Mayor Bobby Gutierrez and Mayor Pro Tem James Edge, District 4 Councilmember. Bobby Gutierrez represents the entire City and James Edge represents District 4 that includes Tiffany Park. A wide range of issues were discussed. There was interest in the proposed HEB to be located across from Miramont Country Club. They also discussed developments in Midtown Park and downtown Bryan. A current high priority for the City Council is protecting future water supplies. Another concern mentioned by the attendees was feral hogs.
- Call to order: The annual meeting was called to order at 7:45 pm by President Gene Nelson. There were 19 properties represented by 22 participants. Also, 17 proxies were received. This is short of a quorum, which is 60% or 164 homes out of 273 homes. When asked, no objection was raised by those present to proceed with the meeting without a quorum present.
 - Introduction of Board Members: Garrett Asbury, Jennifer Bohac, Eleanor Ford, Beth Goidel (absent), Tricia Landers, Gene Nelson, Roger Norton (absent), Marilyn Thompson, and Billy Trimnal.
 - Architectural Control Committee: George Eustice, Mike Littlejohn, and Stephen Voltin
- The minutes of the 2024 Annual Membership Meeting were distributed and reviewed. There were no corrections or additions. The motion was made, seconded, and passed to approve the minutes.
- The Year End 2024 Financial Statements were distributed for review. Net income was down compared to 2023 but was still a healthy \$4105. The Board saw no need for an increase in the annual maintenance assessment. It remains at \$145 per household for 2025. The delinquency report for December 11, 2024, showed 10 properties delinquent (3.7%) for a total of \$3169. That's up from last year, but not a big concern.
- The 2025 Budget approved by the Board in November was distributed and included comparisons to the 2024 actual amounts. See attached.
- Reports from Standing Committees
 - Architectural Control Committee: Approved plans for a new house, fencing, a storage shed, and a wheelchair ram.
 - Community Cooperation Committee: Eleanor reported on the monthly inspection tours conducted by Berkshire Hathaway Home Services Caliber.

- Landscape Committee: Announced the Holiday Lights winners who received a \$50 gift card from Home Depot.
- Election of Board Members
 - The Nominees listed on the ballot were current board members: Jennifer Bohac, Beth Goidel, Roger Norton, and Marilyn Thompson. Additional nominees and volunteers from the floor to be included as write-ins on the ballot were requested. There were none and the motion was made to close the nominations. The motion was seconded and passed.
 - The ballots were distributed, marked by the attendees, and collected. The results of the election were announced by the tellers Suzan and Sharon from BHHS-Caliber. All the nominees listed on the ballot were elected. The continuing members of the Board are Eleanor Ford, Garrett Asbury, Tricia Landers, and Billy Trimnal.
- Report from the Board President - Review of Business Over Past Year
 - The board approved the contract for landscape services.
 - Tricia Landers was appointed to the Board to replace Julie Villareal.
 - The Board is concerned about maintenance of the drainage ditch from E Oak Hill to Park Oak, which is the responsibility of the adjacent homeowners. This is a requirement of the City.
 - Mike Littlejohn was reappointed to the ACC for a two-year term.
 - In response to a request from the ACC, the Board passed a motion that the maximum number of storage sheds on a lot should be two.
 - An important concern of the Board is the continuing lack of regular maintenance of vacant lots. The owners seem to need frequent reminders. In the absence of the owners assuming responsibility, the Board anticipates contracting for this function and billing the owners.
 - The Board approved the budget in November.
- New Business and Open Discussion of Questions or Concerns: No agenda items were suggested.
- Adjournment: The motion to adjourn was made, seconded, and passed unanimously. The meeting adjourned at 9:00 pm.

Submitted by Tricia Landers, Secretary.