

**Minutes of the Annual Membership Meeting of the
Organization of Tiffany Park Homeowners, Inc.**

Bowen School

January 16, 2024

1. Special Presentation: At 7:05 pm, President Gene Nelson introduced two members of our Bryan City Council.

- a. Kevin Boriskie, Councilmember At Large
- b. James Edge, Councilmember Single Member District 4 and Mayor Pro Tem

Mr. Boriskie is a resident of our HOA, and Mr. Edge also represents us as the councilmember for District 4. These two gentlemen discussed what's happening across the City. They discussed the developments in Midtown Park and downtown Bryan, encouraging us to attend the First-Friday Event. More of the discussion focused on the possibility of an HEB or comparable grocery store on Copperfield across from Miramont. However, most of the attention was given to the proposed development of a large apartment and retail complex at the corner of Copperfield Drive and Boonville Drive.

2. Call to Order: The annual meeting was called to order at 7:30 pm. There were 30 properties represented by 43 participants. Also 13 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.
3. Introduction of Board Members: Nelson introduced the Board Members and thanked them for their service: Eleanor Ford, Beth Goidel, Dennis Hoffman, Roger Norton, Marilyn Thompson, Julie Villarreal (absent), Roger Widmeyer, and one vacant position. During the meeting raffle drawings were made and prizes were awarded to five of the attendees. The prizes included gift cards at local restaurants.
4. Secretary's Report: The minutes of the 2023 Annual Membership Meeting were distributed and reviewed. There were no corrections or additions. The motion was made by Joe Salvato to accept the minutes and seconded by Tricia Landers. No discussion and motion carried.
5. Review Year End 2023 Financial Statements and 2024 Budget. Net income was up \$12,500 compared to 2022. The delinquency report for December 22, 2023, showed six properties delinquent (2.2%) for a total of \$2,949. The lowest rate in recent history.

6. Reports from Standing Committees

- Architectural Control Committee (ACC): The members of the ACC were introduced:

George Eustace, 4607 Park Stone (reappointed 2024)

Stephen Voltin, 4728 Tiffany Park Circle (reappointed 2024)

Mike Littlejohn, 4606 Park Stone (reappointed 2023)

The members of the ACC serve 2-year terms. George and Stephen agreed to serve another two years, and the Board confirmed their appointment at the November 2023 meeting. Attendees were reminded that storage sheds visible from the street require approval by the ACC.

- Community Cooperation Committee (Eleanor, Marilyn, and Roger). Issues concerning the CCC include mowing the Froehling vacant lots, chickens, and parking in street. Guidelines for what can be parked in driveways have been posted on the HOA's website. Reminder: Bulk trash should not be placed at the curb until the day before pickup.
 - Landscape Committee: The Holiday Lights Winners for 2023 were:
 - 4603 Park Ridge, the Smith Family
 - 4741 Tiffany Park Circle, the Bohler-Comer Family
 - 4900 Park Land, the Boriskie Family
 - Report from Berkshire-Hathaway Home Services-Caliber. Suzan Reed introduced our new liaison, Sharon Hauke.
7. President Nelson presented plaques to recognize two retiring board members: **Dennis Hoffman** and **Roger Widmeyer**.
 8. Nominations and volunteers for members of the Board were invited from those attending. There was one self-nomination from the floor, Tricia Landers (4606 Park Hollow Circle). There was a motion and second to close the nominations. The motion passed by voice vote. The ballots were distributed with instructions to add Tricia Landers as a write-in candidate. The complete list of candidates was Jennifer Bohac, Garrett Asbury, Billy Trimnal, Eleanor Ford, Marilyn Thompson, Julie Villarreal, and Tricia Landers. The results of the election were announced by Suzan and Sharon from BHHS-Caliber. The following were elected: Jennifer Bohac, Garrett Asbury, Billy Trimnal, Eleanor Ford, Marilyn Thompson, and Julie Villarreal. The continuing members of the Board are Beth Goedel, Roger Norton, and Gene Nelson.
 9. Two of the newly elected board members will be selected to serve one-year terms. These selections will be made at the February Board meeting by drawing straws.
 10. Report from the Board President
 - Proposed apartment and retail complex at Boonville and Copperfield
 - Two liens were filed in December on the homeowners with the largest past due HOA balances.
 - Those attending were asked about posting the minutes of the Board and Annual meetings on the HOA's website. The responses were all positive. Action on this item will be taken at the February Board meeting.
 11. New Business: No agenda items were suggested.
 12. Open Discussion for Business, Questions, or Concerns
 - The only item raised for discussion was a rezoning proposal to allow building an apartment and retail complex at the corner of Copperfield and Boonville.
 - Chuck Durr representing Copperfield HOA was introduced to discuss actions that their HOA was taking to oppose the rezoning request.
 - A handout about the proposal was included in the Annual Meeting Packet.
 - Copies of a petition were provided so attendees could register their opposition.

- A survey of the attendees was conducted to assess the primary concerns. A summary of the concerns was transmitted to the principal planner for this P&Z proposal.

13. Adjournment

- The motion to adjourn was made by Dennis Hoffman, seconded by Roger Widmeyer, and passed unanimously. The meeting adjourned at 8:45 pm.
- Refreshments were arranged by former board member, Roger Widmeyer. Cookies and cupcakes were enjoyed by the attendees.

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