

Minutes of the Annual Membership Meeting of the
Organization of Tiffany Park Homeowners, Inc.
Bowen School
January 17, 2023

1. Special Presentation: At 7:02 pm, President Gene Nelson introduced Officer Billy Yoder, Neighborhood Enforcement Team, Bryan Police Department for a special presentation about community safety and security. He reviewed recent police reports for the community and described it as relatively uneventful. We have a safe neighborhood. He offered advice for security measures and answered several questions.
2. Call to Order: The annual meeting was called to order at 7:20 pm. There were 20 households represented by approximately 30 participants. The attendance was 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 Gene Nelson.
4. Secretary's Report: The minutes of the 2022 General Membership Meeting were distributed and reviewed. There were no corrections or additions. The motion was made by Beth Goidel to accept the minutes and seconded by Mike Littlejohn. No discussion and motion carried.
5. Treasurer's Report: The 2023 Profit & Loss Comparison and December 31 Balance Sheet prepared by BHHS Caliber were distributed prior to the meeting for review. In 2022, expenses exceeded income by \$6,626. Compared to the previous year, this was a decline of \$9,239 in net income. The equity at the end of 2022 was \$24,103, which is down \$6,626 compared to the end of 2021. Over the same time period, total delinquencies increased by \$1,396 to \$4,906.
6. Review 2023 Budget: The budget for 2023, as approved by the Board, was presented and discussed. The budget includes an increase in the annual fee for maintenance from \$135 to \$145 beginning January 2023. This increase was approved at the Board's regular meeting in November. This increase is needed to pay the attorney fees to revise HOA policies to comply with new State laws, to renovate planting beds at the neighborhood signs after winter damage of 2021 and the drought of 2022, and create reserves for unanticipated expenses. According to the CC&Rs, the Board has authority to increase the annual assessment up to ten percent above the previous year's assessment without a vote of the membership.

7. Reports from Standing Committees

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

- George Eustace, 4607 Park Stone (appointed 2022)
- Stephen Voltin, 4728 Tiffany Park Circle (appointed 2022)
- Mike Littlejohn, 4606 Park Stone (reappointed 2023)

The members of the ACC serve 2-year terms. Mike Littlejohn agreed to serve another two years, and the Board confirmed at the November meeting.

Nelson reminded the meeting that the State law now provides that appointees to the ACC may not be a current board member; a current board member's spouse; or a person residing in a current board member's household. The members of the three-member ACC are appointed by the Board at the last regular meeting of the year with new terms beginning January 1. Members serve for two years with two members appointed to begin serving in even-numbered years and one member appointed to begin in odd-numbered years.

- b. Community Cooperation Committee (CCC): The CCC's mission is to maintain the livability, character, and environment of our community and to enhance property values. To accomplish this mission, this committee promotes a sense of community by engaging and empowering all our homeowners to take responsibility for seeing that the Covenants, Conditions and Restrictions (CC&Rs) of the HOA are observed. Briley Blackshear of Berkshire Hathaway Home Services–Caliber has new software to record and track violations of the CC&Rs.
- c. Landscape Committee: The winners of the Holiday Lights \$50 awards were:
- a. 4916 Park Row (Beamon, Robert & Toni)
 - b. 4766 Tiffany Park Circle (Little, Richard & Yvonne)
 - c. 4606 Park Hollow (Landers, Thomas & Patricia)

8. Election of Board Members (5 vacant positions). The following retiring board members agreed to stand for reelection: Eleanor Ford, Gene Nelson, Julie Villarreal, and Roger Widmeyer. No nominations were received prior to the meeting. Nominations and volunteers were invited from the floor, and there were none. Roger Widmeyer moved that nominations be closed, and Marilyn Thompson seconded the motion. No discussion and motion carried.
9. Ballots were distributed and attendees cast their votes. Two volunteer tellers collected and counted the ballots. The count showed the four candidates were elected to serve on the board. Continuing members are Eleanor Ford, Marilyn Thompson, Julie Villarreal, and Roger Widmeyer. The board still has a vacant position. Volunteers and nominations are welcomed.

10. Report from Board President

- a. The increase in the annual maintenance assessment from \$135 to \$145 was discussed earlier as part of the 2023 budget presentation.
- b. What to do about increasing delinquencies? Over the past year, total delinquencies increased by \$1,396 from \$3,510 to \$4,906. Seventy percent of this total is held by six of our homeowners. We discussed placing liens on these properties. The estimated cost to record a lien is \$225. It was also mentioned that any debts to the HOA must be settled when the property is sold or refinanced with no cost to the HOA. The Board will continue this discussion including other options to encourage payment of these outstanding debts.
- c. New fiber cable: After many years with only one choice for Internet provider, now we have three possibilities. However, installation may have created problems or damage for some homeowners. Here's the contact information:
 - Frontier (Housley Group) 512-863-3927 frontier.com/fiberconstruction
 - MetroNet 877-386-3876 metronetinc.com/construction
- d. Some other recent activities of the Board include installing a "No Trespassing" sign at the access point to the 2-acre common area located south of Park Oak Drive, distribution of newsletters, and adding all the new policies, guidelines, and governing documents to the HOA website.

11. The floor was open for discussion of new business, questions, or concerns.

- a. It was suggested that the Board should consider posting the Board Minutes. They would need to be approved by the Board before posting.
- b. The question of who owns the fences along the common areas was also raised. Apparently, some homeowners were told by the developer or the real estate agent that the fences are owned by and will be replaced by the HOA, which isn't true. It was said, "Wouldn't it be nice if the HOA had the resources to replace the fences so they would all have a new and consistent look." Of course, this is well beyond our current HOA resources.
- c. No other issues were offered for discussion.

12. The motion to adjourn was made by Dennis Hoffman, seconded by Beth Goidel, and passed unanimously. Meeting adjourned at 8:30 pm.

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