

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

Board Members Attending: Jennifer Bohac, Eleanor Ford, Gene Nelson, and Marilyn Thompson.
Board Members Absent: Garrett Asbury, Beth Goidel, Roger Norton, Billy Trimnal, and Julie Villarreal.

I. Call to Order: The meeting was called to order at 7:02 pm via ZOOM. Five members must be in attendance to constitute a quorum for the official conduct of business. However, those attending agreed to proceed with the agenda even though we were one short of a quorum.

II. Reports

A. Secretary's Report: The minutes of the May 20, 2024, Board meeting were distributed for approval. Eleanor moved to approve the minutes, Jennifer seconded, and the motion was approved unanimously.

B. Treasurer's Report: The most recent financial reports from BHHS Caliber were reviewed. The following table summarizes the comparison to last year:

	7/31/2023	7/31/2024	difference	% change
Total Assets	49,287	52,360	3,073	6%
Total Liabilities	1	151	150	99%
Total Equity	49,286	52,209	2,923	6%
Total Income	41,427	39,036	-2,391	-6%
Total Expense	16,244	16,886	642	4%
Net Income YTD	25,183	22,150	-3,033	-14%
Delinquencies				
	8/11/2023 6 homes, 2.20%, for a total \$2680			
	8/12/2024 11 homes, 4.03%, for a total \$3439			
	2,680	3,439	759	22%

C. VP Administration's Report – Community Cooperation Committee. The most recent violations report was July 29. Of the 273 properties inspected, 7 had violations and 1 had multiple Violations. The CCC consists of Eleanor, Garrett, and Roger.

D. VP Landscape's Report: Billy was not available to report. No YoM awards have been made in 2024. Marilyn volunteered again to help with the selection process.

E. Report on Architectural Control Committee's Activities: The application for a storage building at 3608 Tracy was approved. However, the ACC would like clarification from the Board about how many storage sheds are allowed on a property. We discussed this under New Business.

F. There was no report from BHHS Caliber.

III. President's Update

- A. The Spring newsletter was distributed at the end of May and posted on our website. Our next newsletter will be distributed in the fall.
- B. Froehling vacant lots: Maintenance (mowing) of the vacant lots owned by Froehling has been an ongoing problem. Earlier this Spring we called in Stephen Voltin, our regular landscaper to trim along the sidewalks. However, the grass grew back, and BHHS had to remind Froehling again. This time they did a good job of mowing and trimming, but it soon grew back. After several attempts to get the Froehling's to take responsibility for mowing their lots when needed, we have begun the process, following the plan approved by the Board, of notifying them that the HOA will contract with a landscape firm to mow on a regular basis (probably once a month). The HOA will pay the landscaper and send the Froehling's a bill for the costs. BHHS is now in the process of soliciting bids, which should be completed before the end of the month.
- C. The Drainage Ditch: A letter was sent to the homeowners along the drainage ditch that runs from E Oak Hill Drive to Park Oak Drive to remind them that they are responsible for maintaining the areas alongside the concrete ditch to prevent any obstruction of the drainage way. Roger Norton reported that the areas along the drainage ditch behind 3621 Dawn Court and 3620 Dawn Court are very badly overgrown. BHHS Caliber will notify the owners and remind them of this requirement by the City. If these properties are listed for sale, the realtor will also be contacted.
- D. Chickens at 4714 Tiffany Park Circle: Based on observations back in May, it appeared the chickens were gone. However, they have returned. Moreover, the coop, which was not approved by the ACC, remains and is clearly visible from Tiffany Park. After sending the Section 209 notification to the owners, we will be asking our attorney to follow up. In addition to the chickens and the coop, there was a third violation – a large boat parked in the driveway. It appears that after the third notice in late July, the boat has been moved behind the fence.
- E. Fence Repair: The homeowner at 3920 Park Hurst has a hole in the fence along Copperfield. BHHS has contacted the owner, but no confirmed resolution.
- F. Progress at 4004 Park Hurst. Observations by neighbors suggest that the family is moving into this long vacant house.
- G. At the Bryan City Council meeting on June 18, 2024, the Council turned down the rezoning request that was needed for the proposed apartment and retail complex at Copperfield and Booneville.
- H. On July 11, we were notified about the filing requirements for HOAs with the FinCEN (U.S. Financial Crimes Enforcement Network) associated with the Corporation Transparency Act (CTA) because of a recent Federal ruling. To learn more about the requirement, I reviewed the information provided by RMWBH (Roberts Markel Weinberg Butler Hailey PC, our law firm) and consulted with our attorney, Eric Tonsul. I found that as an organization that is described in section 501(c) of the Internal Revenue

Code of 1986 and exempt from tax under section 501(a) of the Code, we might be exempt from this filing requirement. Denise Maggard, former board member, confirmed that we are a 501(c) and provided a copy of the determination letter from the IRS. Eric Tonsul confirmed that the Organization was granted tax exempt status under 501(c)(4) in 2014. With this information, I declared us exempt and Suzan Reed agreed.

IV. Old Business (All old business items were covered in the President's Update.)

V. New Business

- A. The ACC would like clarification on how many storage sheds and other outbuildings are allowed on a lot. The ACC has had requests for a new structure when there are already existing structures in place. Motion: The ACC will not approve more than two storage sheds or other detached structures on a lot without additional justification. Motion made by Marilyn, seconded by Jennifer, and passed unanimously.
- B. Monday afternoon, August 20, Gene received an email from Julie Villarreal indicating that she was resigning from the Tiffany Park Board of Directors. Because of the demands on her time to handle family support, she has not been able to participate in Board meetings but has been able to handle some behind-the-scenes efforts. The motion was made and seconded to accept her resignation effective immediately. Beth Goidel responded by email to vote with the attending members. The vote was unanimous by a quorum of members.
- C. Gene reported that he had talked with Tricia Landers (4606 Park Hollow Circle), who volunteered to be nominated for election to the Board at the Annual Member meeting in January. She is still interested in serving. The motion was made and seconded to appoint Tricia Landers to serve the remaining 16 months of Julie's term. Again, Beth Goidel responded by email to vote with the attending members. The vote was unanimous by a quorum of members.

VI. Next Board Meetings: November 18, 2024, at 7:00 pm at Carriage House, if available.

VII. Executive Session (not needed)

VIII. Adjourn: Eleanor made the motion to adjourn, it was seconded by Jennifer, and the motion passed. The meeting adjourned at 7:46.

Submitted by Gene Nelson, President.