

**TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION**  
**P.O. BOX 636, BASTROP, TEXAS 78602, (512) 321-1145**  
**TVPOA BOARD MEETING MINUTES**

The regular board meeting of the Board of Directors of the Tahitian Village Property Owners' Association – 7:00 P.M., Tuesday, May 21, 2019  
120 Corporate Dr., Bastrop, Texas 78602

**TVPOA Board Members Present:**

Kathryn Smith, Jan Kuchel, Mary Jo Creamer and David Carter  
Board Members absent: Don Fannin and Lowell Turner  
Association Manager: Amanda Homesley  
Administrative Assistant: Tiffany Ferguson

**PUBLIC PRESENT:** Scott Ferguson, James Smith, Lois Hornbuckle, Geoff & Cindy Lee, Gwen Winter, Jo Egitto, Dan & Diana Hugo, Bruce Looman, Randy McDonald and Pierre Wilson

**MEETING CALLED TO ORDER:** Meeting was called to order at 7:01 p.m. by Vice President Kathryn Smith.

**Executive Session:**

The POA entered an Executive Session at 7:02 pm.

The POA reconvened in regular session at 7:05 pm.

Kathryn Smith announced that Mr. Carter is unable to devote the time needed to be the Board President and has stepped down so a new Board President is needed at this time.  
David Carter stated he will still serve but not at that capacity.

Lois Hornbuckle @ Mahalua thanked Mr. Carter for the time he has served.

**Jan Kuchel made a motion to nominate Kathryn Smith as President. David Carter seconded the motion. A vote was taken, and the motion passed unanimously.**

**Mary Jo Creamer made a motion to nominate Jan Kuchel as Vice President. David Carter seconded the motion. A vote was taken, and the motion passed unanimously.**

**SECRETARY'S REPORT – Amanda Homesley:**

The minutes of the regular meeting of the Board held on April 16, 2019, were presented.

**David Carter made a motion to accept the minutes as presented.**

**Jan Kuchel seconded the motion. A vote was taken, and the motion passed unanimously.**

**OPEN FORUM/PUBLIC COMMENT:**

None

**TREASURER'S REPORT**

**Mary Jo Creamer made a motion to accept March financials. Jan Kuchel seconded the motion. A**

**vote was taken, and the motion passed unanimously.**

**Mary Jo Creamer made a motion to accept April financials. David Carter seconded the motion. A vote was taken, and the motion passed unanimously.**

**Mary Jo Creamer made a motion to move the expiring CD money at Austin Telco into another CD at Austin Telco for 36 months at 2.55% interest. Jan Kuchel seconded the motion. A vote was taken, and the motion passed unanimously.**

## **OLD BUSINESS**

- 1. ACC Report** – Report given by Amanda Homesley.
- 2. Touring/Violation Report** – Report given by Amanda Homesley.
- 3. Discussion and possible action on candidate paperwork.**

Lois @ Mahalua wanted to know in general what the letter states so Kathryn went over it.  
Randy @ Tahitian has a problem with people who may have a trust and live in the community but won't be able to be on the Board and also has a problem with not having knowledge of this form and the ACC's name is on it. He also informed everyone that there is an opening on the ACC Committee and if anyone is interested, please let us know.  
Kathryn stated the Board has not talked about the first one, for the second issue, they are approving with the intent to take it to the ACC if this is approved by the POA.

Jo Egitto @ Mamalu would like to see the Board include a confidentiality form in the future.

**Mary Jo Creamer made a motion to accept the new candidate protocol form. Jan Kuchel seconded the motion. A vote was taken, and the motion passed unanimously.**

- 4. Discussion and possible action on TVPOA handbook.**  
Discussion was had and this will be on next month's agenda as the Board continues working on this.
- 5. Discussion and possible action on having ads in the Pine Post.**  
Tabled for next month's meeting so more information can be gathered.

Pierre Wilson @ Kaaawa stated that this sounds like a good idea. Do you know what type of advertising you want?

Kathryn stated we are in the beginning stages of this and all of this would need to be discussed.

- 6. Discussion and possible action on Golf Course MLS listing.**

Randy @ Tahitian stated that anytime an attorney starts a conversation with you, immediately get your attorney involved. Sounds like we need a cease & desist.

Lois @ Mahalua stated that when she was on the Board, there was a meeting and Mr. Buttross asked about deed restrictions and doing certain things.

**Jan Kuchel made a motion to send the matter asking about a cease and desist and his legal opinion and how to handle the situation. Mary Jo Creamer seconded the motion. A vote was taken, and the motion passed unanimously.**

7. Misc: Discussion and possible action on the purchase of a new printer. (This motion was done by email after last month's meeting.)

**Kathryn Smith made a motion to purchase either of the two recommended printers and necessary cartridges. Mary Jo Creamer seconded the motion. A vote was taken, and the motion passed unanimously.**

### **NEW BUSINESS**

1. Discussion and possible action on voice recording the POA Board meetings.

Lois Hornbuckle @ Mahalua if you are going to record you need to make it very clear that you are recording.

Kathryn Smith stated the intent is to keep accurate minutes.

Mary Jo Creamer stated that once those minutes are completed the recordings need to be deleted.

Randy McDonald @ Tahitian asked to establish a timeline on the recordings.

Amanda Homesley stated that they have to be done by the next month's meeting.

Kathryn Smith stated she would like to see them be deleted within 2 weeks of the meeting date.

Mary Jo Creamer agreed.

**David Carter made a motion to voice record the POA meetings to accurately transcribe the meeting minutes and retain them for up to 2 weeks. Mary Jo Creamer seconded the motion. A vote was taken, and the motion passed unanimously.**

2. Discussion and possible action on having a Board orientation meeting.  
Discussion had, no motions made.

3. Discussion and possible action on Fire Protection program.  
Discussion had, no motions made.

4. Misc: Discussion and possible action on a records retention policy.

**Mary Jo Creamer made a motion to approve the same records retention policy as the Texas Property Code. Jan Kuchel seconded the motion. A vote was taken, and the motion passed unanimously.**

### **Executive Session:**

The POA entered an Executive Session at 8:19 pm.

The POA reconvened in regular session at 9:28 pm.

**Mary Jo Creamer made a motion to approve the employee raise effective June 1<sup>st</sup>. Jan Kuchel seconded the motion. A vote was taken, and the motion passed unanimously.**

There being no further business,

**David Carter made a motion to adjourn. Jan Kuchel seconded the motion. A vote was taken, and the motion passed unanimously.**

Meeting was adjourned at 9:29 p.m.

  
Mary Jo Creamer, TVPOA Secretary

6/18/19  
Date

  
Amanda Homesley, Association Manager

6/18/19  
Date