

# **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, June 16, 2020

### **Zoom Meeting-ONLINE**

#### **TVPOA Board Members Present:**

Jan Schwindt, Mary Jo Creamer, Erika McDonald, Stacy Savage and David Carter

Board Members Absent: Jan Kuchel

Association Manager: Amanda Homesley

Administrative Assistant: Tiffany Ferguson

**PUBLIC PRESENT:** Greg Stigall, Bruce Wilson, Jo Egitto, Mac Simpson, Diana Hugo, Mike Gudell, Mark Chapaton, Charity & BJ Gober, Troy, Dawn Henderson, Chris Miller, Servendeo Varela, Mary Asuncion, Becky Black, Christel Key, Randy Mikel, and Michele Plummer

**MEETING CALLED TO ORDER:** Meeting was called to order at 7:00 p.m. by President Jan Schwindt.

I would like to begin the meeting tonight by saying a couple things about last month's POA meeting.

After last month's POA Board Meeting, we had a Tahitian resident bring a few concerns to the attention of the TVPOA Board. I would like to say the following to those of you in attendance here today.

Regarding personal safety measures set forth by the POA & ACC and carried out by our staff during this precedent setting time of the COVID-19 pandemic. We take the health and safety of our staff and their families, Tahitian Village residents, our builders and vendors as well as our board and committee members seriously and it is of our utmost concern that they all stay safe. We set many precautions in place prior to government mandates happening.

Also, the Board and I have discussed handling of staff and other issues and going forward, will strive to make sure everyone who needs to be included is included in the conversations necessary to move forward in a well informed and efficient manner. Also, many processes have been put into place to ensure any future employee related discussions will be held in executive session instead of open session for the protection of our employees.

Regarding common courtesy of the POA Board members to the Tahitian Village residents, it is never our intention to be discourteous to anyone because they may be challenging the board or having an opinion that differs from the TV Board or others. We rely on our Tahitian members to be our eyes and ears out in the community and we cannot do our jobs without resident input.

As an individual, as a board member and I feel I can speak as the whole Tahitian Village Property Owners Association Board of Directors, our overall goal is to always uphold the Covenants, Conditions and Restrictions (CCR's) to the best of our ability for the betterment of our Tahitian Village.

## **SECRETARY'S REPORT**

The minutes of the regular meeting of the Board held on May 19, 2020 were presented.

**Mary Jo Creamer made a motion to accept the May meeting minutes as revised. David Carter seconded the motion. A vote was taken, and the motion passed unanimously.**

## **OPEN FORUM/PUBLIC COMMENT**

Bruce Wilson appreciates the Bylaws Committee and what they are reviewing. He wants to point out that all these records are supposed to be readily available and are not intended to charge the members to see them. He communicated with Amanda about the current CC&R's and the fact that they did not include all the information approved in 1998. The Board has been aware of this for over a month now. Erika McDonald stated she went to the Court house late last month and obtained copies of all the deed restrictions both from 1972/1973 & 1998 and submitted them to the office to be posted on the website. Erika McDonald asked what information are the members receiving that is wrong? Bruce Wilson stated that the 1998 CC&R's filed mistakenly left out Section 1.02 of Article I within all versions and that a memo was later disbursed that noted this mistake. Wilson requested that the TVPOA supply the corrected CC&R's that includes this section to the residents. Erika McDonald noted that no other documents were available from the courthouse regarding the CC&R's and while the item may have been left out unintentionally at this time the restrictions that are provided to the residents are the most accurate version available. McDonald so noted that while this issue may have been done in error and was unintentional filing a corrected version 22 years later seemed not the best route to go without legal advisement.

Erika McDonald asked if the 1972 deed restrictions have been posted. Amanda Homesley answered, yes. Erika McDonald stated to double check. They need to be available under the "History" tab.

Jo Egitto stated maybe submit an agenda item to review whether the Bylaw Committee needs to review Article 14 regarding the records retention policy and incorporate it with the Bylaw revisions. Jan Schwindt stated the Committee would take that into consideration at the next Bylaw meeting.

## **TREASURER'S REPORT**

### **1. Discussion and possible approval of May financials.**

**Mary Jo Creamer made a motion to accept the May financials. Stacy Savage seconded the motion. A vote was taken, and the motion passed unanimously.**

### **2. Discussion and possible action on moving matured CDs to the bank with the best rate.**

**Mary Jo Creamer made a motion to open a CD and any other account needed e.g. Savings account as required by institution along with an additional \$50,000 from First National Bank to Greater Texas Federal Credit Union for 18 months at 1.15% with officers to be authorized signers – Jan Schwindt, President, Mary Jo Creamer - Vice President, Erika McDonald – Treasurer and Stacy**

**Savage – Secretary. David Carter 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 Trash/Recycling for Tahitian.**

Stacy Savage stated this was once on the agenda and fell through the cracks due to COVID-19.

There is a new transfer station proposed in Cedar Creek that would operate on the same street as Cedar Creek High School. There is a public hearing through the Texas Commission on Environmental Quality on July 13th. She would like to go through a proper bid process to fight for lower fees. There needs to be a lot of education around this as well. She would like to get some community feedback to see if this is where they would like to go as a community as well.

Jan Schwindt stated when we did start this discussion, we did not have a set of questions for the companies, so we need to start with that. Erika McDonald states she does deal with RFPs and has access to bid sites, she can comb through to see what other entities are looking for. Also was suggested to check with the City and Waste Management to find out more information on what is currently provided to Tahitian Village residents who living in the city limits and who obtain recycling service. Mac Simpson asked if we could consider a recycling container at Clean Sweep? Wouldn't it make sense to provide that? The Board agreed and said they would check into the possibility of this with Clean Sweep hauler, Waste Connections. Erika McDonald mentioned that it needed to be pre-sorted at residents' homes first to ensure safety and efficiency during event. Mac Simpson asked if the chipper will be provided in July? Amanda Homesley stated no. David Carter recommended starting with a small dumpster to test it for the recycling.

**4. Bylaws Committee update.**

Erika McDonald stated the Committee meets on June 25, 2020.

a. Bruce Wilson discussed Bylaws Article X, Directors Meeting, Section 3 on Special Membership Meetings. Erika McDonald stated she feels it is covered and is based upon interpretation, but it would be brought up during the Committee's revisions.

b. Bruce Wilson discussed the call for scheduled Special Membership Meeting prior to the 2020 appointment of Election Committee.

Jan Schwindt recommended that this be one of the first topics in the Bylaw Committee Meeting so if it decided to be an agenda item, the POA could move forward with the Special Membership Meeting process.

**5. Discussion and possible action on donation to 4<sup>th</sup> of July celebration.**

**David Carter made a motion to donate \$125 to Mac Simpson and \$125 to Kerry O'Hanlon for the July 4<sup>th</sup> celebration in Tahitian Village. Erika McDonald seconded the motion. A vote was taken, and the motion passed unanimously.**

**6. Misc.-Update on Clean Sweep.**

Amanda Homesley stated that everything is set for July 18<sup>th</sup> with Waster Connections and has left a message and emailed Chad Fox (the owner of the new building) about using his property for parking and dumpsters. Amanda also stated she would like the Board to discuss the event as it gets closer on the COVID-19 status. Jan Schwindt asked if we could have a definite decision by July 8<sup>th</sup> if we could move forward with the event. Amanda Homesley stated, yes and Board agreed.

Tiffany Ferguson stated a group by the name of Lower Colorado River Jeepers have gathered a lot of dump site trash unit 6 area and if we could contribute a dumpster or they would be bringing it to Clean Sweep. Jan Schwindt asked if it was in a pile. Tiffany Ferguson stated, yes. Jan Schwindt asked, any idea how they were going to get it to Clean Sweep? Tiffany Ferguson stated they are trying to figure this out. They are doing a go-fund me page to raise money for a dumpster. Jan Schwindt stated, concerns are if we are having Clean Sweep, how they get it there and if we don't, then we contact Waste Connections to see what they can do?

## **NEW BUSINESS**

### **1. Discussion and possible action on touring.**

Tabled for the next month's meeting.

### **2. Discussion and possible action on recording meeting minutes.**

Brief discussion by the Board.

**Erika McDonald made a motion to no longer dispose of the meeting minutes and that the Board send any edits to the Board Secretary first then she will forward to the Association Manager once all edits are collected. Mary Jo Creamer seconded the motion. A vote was taken, and the motion passed unanimously.**

### **3. Discussion and possible action on revision on CCR's.**

Stacy Savage wanted to bring this back up because it was on the agenda last year and felt it had fallen though the cracks. Jan Schwindt stated, is your purpose just to get this back on the agenda? Stacy Savage stated, yes probably after the Bylaws. Erika McDonald stated after the February 2021 Annual Meeting would be good. Board requested it be placed back on the March 2021 agenda.

### **4. Misc.**

#### **a. Discussion and possible action on neighborhood garage sale.**

Amanda Homesley stated that a resident wanted to inquire about having a neighborhood garage sale in front of the water towers. Amanda Homesley inquired about the resident using the property owned by the Water District and was told that due to liability issues that they would not be able to use it. Amanda Homesley also reached out to the new owners of the old Water District building but has not been contacted back. Jan Schwindt asked if Amanda Homesley found out about insurance cost. Amanda Homesley stated no because the resident was doing this on her own and was not running this event through the POA. Erika McDonald stated, so it does not affect us at all, so it needs to come off our agenda.

**The POA entered an Executive Session at 8:45 p.m.**

**The POA reconvened in regular session at 10:03 p.m.**



**Erika McDonald made a motion to contact our attorney about a rezoning issue. Stacy Savage seconded the motion. A vote was taken, and the motion passed unanimously.**

**Erika McDonald made a motion to submit a wage increase adjustment for an employee at a 50% contribution from the ACC. Mary Jo Creamer seconded the motion. A vote was taken, and the motion passed unanimously.**

There being no further business,

**Stacy Savage made a motion to adjourn. Erika McDonald seconded the motion. A vote was taken, and the motion passed unanimously.**

Meeting was adjourned at 10:05 p.m.

	<u>7.1.2020</u>
Stacy Savage - TVPOA Secretary	Date
	<u>7/2/2020</u>
Amanda Homesley - Association Manager	Date