

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, July 21, 2020

Zoom Meeting-ONLINE

TVPOA Board Members Present:

Jan Schwindt, Mary Jo Creamer, Erika McDonald, Stacy Savage and Jan Kuchel

Board Members Absent: David Carter

Association Manager: Amanda Homesley

Administrative Assistant: Tiffany Ferguson

PUBLIC PRESENT: Greg Stigall, Jo Egitto, Diana Hugo, Michele Plummer, Marty Burnett, Mel Hamner, Pierre Wilson, Randy McDonald, Christel Key, Brendan Pullan, Mike Peppers, Gwen Winter, Mallorie Binner, and Dawn Henderson

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

SECRETARY'S REPORT

Amanda Homesley & Erika McDonald reported, in order to complete the opening of CD's the June 2020 minutes were approved by email on June 29, 2020.

The motion to approve was made by Mary Jo Creamer and seconded by Stacy Savage. The motion was passed by unanimous consent.

OPEN FORUM/PUBLIC COMMENT

None

TREASURER'S REPORT

Discussion and possible approval of June 2020 financials.

Mary Jo Creamer made a motion to accept the June financials. Jan Kuchel seconded the motion. A vote was taken, and the motion passed unanimously.

OLD BUSINESS

1. **ACC Report** – Report given by Amanda Homesley.

Request made by Erika McDonald to no longer report homes constructed since the Bastrop Complex Fire. Would prefer to see only homes completed for the previous month and year to date.

2. **Touring/Violation Report** – Report given by Amanda Homesley.

3. **Discussion and possible action on expanding recycling services in Tahitian Village.**

Stacy Savage stated she had previously discussed expanding the recycling services to all parts of

Tahitian Village and inquired how they could reach out to the Community to get feedback. Stacy reported that she, Erika McDonald and Jan Schwindt had been working to put together a list of questions to inquire of the potential service provider.

Erika McDonald has been considering whether it would be beneficial to conduct survey with the residents for more feedback on what they'd like to see this program involve, price point they'd want, etc.

Stacy stated she would like to work with Bastrop County Commissioner Mel Hamner on this and noted that she had emailed him several weeks prior to ask questions regarding the Request for Proposal (RFP) process and whether Bastrop County could assist. Commissioner Hamner stated that Troy Walters, Bastrop County Environmental and Sanitation Manager, is the person she needs to speak with about this. Waste Connections and Texas Disposal are the only two companies that provide both landfill trash and recycling services in this area.

NEW BUSINESS

1. Discussion and possible action on Unit 4 drainage study.

Commissioner Hamner stated that the County has completed and paid for Units 2 & 3 water drainage studies and that BCWCID#2 has completed and paid for Units 1 & 5. Unit 4 still needs to be done which is 200 acres and this would reduce the number of roads getting flooded and assist in getting the roads completed. The cost of this is \$25,000-28,000 and would like to know if the POA/ACC could assist in this process.

Randy McDonald replied that the July ACC meeting was cancelled and this topic would have been discussed, but this is the hope and would be a great way to give back to the community.

2. Discussion and possible action on BCWCID # 2 road donation.

Erika McDonald stated that the BCWCID#2 has only spent approximately \$12,000 for maintenance so far this year. Are they on schedule? Commissioner Hamner stated that they have had issues with the road crew shortages but are up and running now that they have hired two new employees specific to the road district. They also have a working agreement with Bastrop County to use their equipment, so they are working on the roads. Erika McDonald suggested another donation to help assist them in completing the roads. Mary Jo Creamer agreed that they should consider giving since the potholes are bad. Erika McDonald stated she is asking that they make a \$15,000 donation.

Jan Schwindt asked does it make sense to earmark some of the donation towards the water drainage study.

Mary Jo Creamer made a motion to donate \$12,500 to BCWCID#2 for road maintenance, Jan Kuchel seconded the motion. Jan Schwindt inquired whether more discussion was needed. The Board agreed there was more to discuss and took the issue into Executive Session.

3. Discussion and possible action on database program the TVPOA office.

Erika McDonald stated we looked at two options. Both were good programs and it basically came down to cost. PayHOA was the first option presented, and is used by Circle D subdivision. It was a great program that would facilitate all of our needs in a database and would allow for communication between board members, residents/builders, and staff. The cost would be approximately \$1,000 monthly at \$0.15 per unit (lot), which would be approximately \$1,050 per month or \$12K yearly. The other

platform reviewed was custom built by Mallorie Binner and is very similar to the program, Salesforce. She agreed to offer her technical support indefinitely, and will provide maintenance as needed. The initial cost of the platform buildout is \$3,150. This would include \$3,000 for services to setup and overhaul the POA website plus 1 year of support and also web fees of \$150 plus any taxes for 3 years. Ongoing support, maintenance, and training would be offered for \$1,500 per year. The fees would also cover the integration of digital forms that residents and builders could use to submit information to the POA/ACC

Jan Kuchel made a motion to approve Mallorie Binner's database program to include web hosting, support, ongoing maintenance and annual training. Mary Jo Creamer seconded the motion. A vote was taken and the motion passed unanimously.

4. Discussion and possible action on resale certificates.

Discussion regarding current charges versus other local subdivisions and the goal of removing this fee and need for a resale certificate to incorporate a welcome package that the owner of the property could receive after closing to increase the likelihood of reviewing vital community documents.

Mary Jo Creamer made a motion to no longer charge the resale certificate fee and increase the transfer fee from \$150.00 to \$225.00 to take effect on January 1, 2021. Jan Kuchel seconded the motion. A vote was taken and the motion passed unanimously.

5. Discussion and possible action on welcome packets.

Erika McDonald presented several ideas for a welcome package along with a welcome letter that was sent out 2011 and prior. She stated that the best and most cost effective and efficient method would be a 9"x11" custom envelope that would be sent to the property owner after the sale took place. It will include a welcome letter with basic, but vital neighborhood information, along with a copy of deed restrictions, and a magnet and notepad, which would include TVPOA contact information and website address.

Stacy Savage made a motion to develop welcome packets to include a letter, deed restrictions, magnets, and note pads with a cap on supplies and printing cost not to exceed \$3,000 and for the supplies to be replenished as needed. Jan Kuchel seconded the motion. A vote was taken and the motion passed unanimously.

6. Discussion and possible action regarding the addition of monthly Profit & Loss (P&L) statements and meeting agendas to the website.

Erika McDonald stated a request was brought to her to include the TVPOA monthly P&L statements on the website. She also stated she would like to add the monthly meeting agendas and the Pine Post Newsletters on the website.

Amanda Homesley stated that the Pine Posts are already on the website under the "Property Owners" tab.

Tiffany Ferguson recommended that we wait since we will now be updating the POA website and we can add new things at that time. The Board agreed with this recommendation but asked that we introduce a new tab such as "Forms & Documents" to include all documents currently on the website plus these additions.

7. Discussion and possible action regarding rezoning of duplexes.

Jan Schwindt stated that the POA had a conversation via email with its attorney and there is currently nothing in place by the County or in our CCR's that shows we have any governance regarding the rezoning of property in Tahitian Village.

8. Discussion and possible action on the cancelling of the July 18th Clean Sweep.

This motion was previously made by email on June 25, 2020 by David Carter. It was seconded by Jan Kuchel and the motion was passed.

The POA entered an Executive Session at 8:51 p.m.

The POA reconvened in regular session at 9:09 p.m.

The Board intends to conduct a roundtable discussion with the TVACC regarding the drainage study and will hold off on finalizing the motion regarding a BCWCID #2 donation until this discussion has occurred.

There being no further business.

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

Meeting was adjourned at 9:10 p.m.

[Redacted Signature]

8-21-2020

Stacy Savage - TVPOA Secretary

Date

[Redacted Signature]

8/24/2020

Amanda Homesley - Association Manager

Date

[Handwritten flourish]