

**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, August 18, 2020

Zoom Meeting-ONLINE

TVPOA Board Members Present:

Jan Schwindt, Mary Jo Creamer, Erika McDonald, Stacy Savage, Jan Kuchel and David Carter
Board Members Absent: none
Association Manager: Amanda Homesley
Administrative Assistant: Tiffany Ferguson

PUBLIC PRESENT: Greg Stigall, Jo Egitto, Diana Hugo, Michele Plummer, Bruce Wilson, Randy Mikel, Pierre Wilson, Jim Gary, TJ Dixon, Emilia Montalvo, Jennifer Livengood, Lance Zandonatti, and Dawn Henderson

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

SECRETARY'S REPORT

The minutes of the regular meeting of the Board held on July 21, 2020 were presented.

Mary Jo Creamer made a motion to accept the July minutes as presented. Erika McDonald seconded the motion. A vote was taken, and the motion passed unanimously.

OPEN FORUM/PUBLIC COMMENT

None

TREASURER'S REPORT

Discussion and possible approval of July 2020 financials.

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

OLD BUSINESS

- 1. ACC and Touring/Violation Report** – Report given by Amanda Homesley.
- 2. Discussion and possible action on trash/recycling services in Tahitian Village.**
Stacy Savage has been speaking with Troy Walters with the City of Bastrop Sanitation Department and CAPCOG (Capital Area Council of Governments). She is starting discussions to expand the recycling services to areas in Tahitian Village outside the City limits so everyone will have access to recycling as an option for waste diversion from landfill. This could include possibly reopening the

previously operating Bastrop recycling center and/or using a single vendor for trash/recycling pickup with denser routes for better pricing. Because the business permit application for the proposed Cedar Creek waste transfer station has been removed for consideration, Stacy envisions this as an opportunity for Bastrop County to do residential and business education programs for waste reduction over landfilling. Discussions with government officials are still ongoing and there is no Board vote at this time.

3. Discussion on Bylaw Committee update.

Erika McDonald reported that the last time the Bylaw Committee met was on July 28th and that the Bylaw Committee decided they weren't making enough progress fast enough. The goal is to have the bylaws ready for review and feedback by the membership before a vote on them at the 2021 annual meeting. The Committee agreed to ask POA to decide on legal counsel and then take it to the members. The POA was notified of this request and it was approved to take it to counsel.

The attorney reviewed the bylaws documents, provided proposed revisions, and returned them to the Committee for further discussion and finalization of the draft that will be presented for membership review.

The decision now is to decide whether to correct the entire document or just the portions regarding issues around voting and confidentiality.

Mary Jo Creamer stated there seems to be an issue every time we have an election. She is wondering if there is a limit to the number of times the POA can amend the bylaws and can we focus on updating the voting rules and the confidentiality part just for now?

Erika McDonald stated, that there is not a limit, but since the Committee is now working on the 7th amendment, it would be nice to not have to continue this process every few years. Erika also stated yes the priority could be made to cover the specific concerns of confidentiality and voting process and affirmed that this is what the Committee members who were present at the July 28th meeting discussed and voted upon. The rest of the document can be reviewed and updated in February/March 2021.

Bruce Wilson stated that the members who were not present at the July 28th meeting were not informed beforehand that the Committee would ask the POA to seek legal counsel and that all the feedback and editing were basically the things he, Jo Egitto, and Erika wrote. Bruce mentioned that the full committee had not been informed in a change of agenda and also signaled it was the three POA board members on the Committee who had made this decision and that they were the majority. Bruce stated that the membership should have been informed that the POA would seek the legal counsel from the attorney.

Erika responded to Bruce's comments that each person on the Committee did contribute to the bylaws revision and that Jo had been informed as she was the individual that had previously made the statement to the full committee that progress was not being made quickly enough and that the meetings needed to be opened to the public.

Jan Schwindt stated the first thing we need to do is to have the POA decide on revising only the voting and confidentiality aspects of the document or revisions to the entire bylaws document. Jo Egitto stated that Committee's lack of process was because of lack of consensus. Jan Schwindt responded that this was the precise reason the Committee wanted advice from legal counsel. Jan S. also commented on a statement that was made about the Committee being "board heavy" and pointed to the original makeup of the Committee as being three POA board members, four residents from the membership, one of which is a resident who happens to also serve on the Water District

Board. She pointed out that Erika McDonald offered to send out a volunteer request to the TV membership seeking other residents to join the Committee, but that option was declined by a member of the Committee that did not hold any board position.

Jan Kuchel stated the election should be a top priority for confidentiality and voting accuracy and that more participation from residents on Committees and other volunteer efforts can promote transparency among property owners.

Erika and Bruce discussed how ballot votes should be allowed moving forward in regard to how many properties each owner possesses and how many votes should be allotted to them.

Jan Schwindt asked the POA to vote on whether the Committee should focus on revising the entire bylaws or just the voting and confidentiality portions.

Amanda Homesley asked if we need to discuss this in executive session? Stacy Savage stated she didn't think so. We need to take the legal advice and need to fix the voting and confidentiality part so the POA can't be accused of not being transparent. The most pressing matter is we have an election coming up. Erika McDonald stated the motion and second should be made by either Jan Kuchel, David Carter or Mary Jo Creamer since they are the POA members not serving on the Bylaws Committee. Jan Schwindt asked those three members what their preference was.

Bruce pointed out that the bylaws revision must have instructions for the Election Judge on how to handle ballots and must also be congruent with the Certificate of Formation.

Jan Kuchel made a motion to clear up the voting and confidentiality issues within the Bylaws and that the document be cohesive with the Certificate of Formation. Mary Jo Creamer seconded the motion. A vote was taken, and the motion passed unanimously.

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

This motion was previously made by email on 7/29/2020 by Mary Jo Creamer, seconded by Jan Kuchel, motion passed.

5. Misc; Discussion and possible action on TVNNN (Tahitian Village Neighborhood News Network).

Erika McDonald stated that she thinks our email blast system is marketed badly since it doesn't reflect "TVNNN" anywhere in the subject line or in the content. Can we say it is something else like, TVPOA/ACC email blast or Tahitian blast?

It was mentioned that the new email blast title should be on the subject line. Office staff mentioned discussing with website designer on how best to incorporate any changes made. Discussion had, no motion made.

NEW BUSINESS

1. Misc. - None

The POA entered an Executive Session at 8:03 p.m.

The POA reconvened in regular session at 8:40 p.m.

With no further business, Erika McDonald made a motion to adjourn. Jan Kuchel seconded the

There being no further business,

Erika McDonald made a motion to adjourn. Jan Kuchel seconded the motion. A vote was taken, and the motion passed unanimously.

Meeting was adjourned at 8:41 p.m.

[Redacted Signature]

10-13-2020

Stacy Savage - TVPOA Secretary

Date

[Redacted Signature]

10/13/2020

Amanda Homesley - Association Manager

Date

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