

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, December 15, 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: Jo Egitto, Joe Schwindt, Deena Eden, Carol Weber, Crystel Key, Michele Plummer, Diana Hugo, Marty Burnett and Scott Ferguson

MEETING CALLED TO ORDER: Meeting was called to order at 7:07 p.m. by President Jan Schwindt.

SECRETARY'S REPORT

The minutes of the regular meeting of the Board held on November 17, 2020 were presented.

Erika McDonald made a motion to accept the November minutes as presented. David Carter seconded the motion. A vote was taken, and the motion passed.

OPEN FORUM/PUBLIC COMMENT

Jo Egitto stated that since the ingress/egress road is completed that updates are needed for the website for the new evacuation routes. That would also be a great piece to put in a mass mailout.

Carol Weber asked if there is any way to put evacuation signs up on the new road out of the community?

Erika McDonald stated that there are Hwy 71 signs up right now and Jan Schwindt stated that we can check with Mel Hamner to see if they have been put up on the new road.

TREASURER'S REPORT

Discussion and possible approval of November 2020 financials.

David Carter made a motion to accept the November financials. Stacy Savage seconded the motion. A vote was taken, and the motion passed unanimously.

Discussion and possible approval of 2021 budget.

Erika McDonald presented the budget for 2021.

Some of these have asterisks next to them which are the expenses the ACC reimburses to the POA.

Based on all of this, it shows a net profit of \$17K.

Mary Jo Creamer stated she knows Erika stated there are asterisks of the reimbursed items, but salaries

are paid out of POA and it should be reflected in our budget.

Erika McDonald stated did not include those because if ACC includes it, then it looks like we pay 1 ½ of that so she added a footnote instead and didn't see a need. She prefers to show the actual expense we incur.

Jan Schwindt stated that the federal reports would include the entire amount, but the budget does not need to match exactly and can be our budget. Erika McDonald stated, yes, she just doesn't want to make it overly complicated.

Jan Kuchel stated she likes to have the netted amount and have it simple.

David Carter made a motion to accept the 2021 budget. Stacy Savage seconded the motion. A vote was taken, 4 votes yes, 1 vote no. Motion passed.

Jan Schwindt asked Mary Jo Creamer, are you against the budget itself or the way its reported? Mary Jo stated, just the way it's reported.

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.

No updates to be given at this time.

3. Discussion and possible action on transcribing meeting minutes.

Amanda Homesley stated we were going to update our Zoom account in which we thought would just cost an upgrade fee but instead was \$190 monthly.

That cost seems astronomical, so she wanted to bring it back to the Board.

Erika McDonald stated I want to ask Stacy, the secretary if we still need the transcribing.

Stacy Savage states Amanda Homesley does the first draft then I do the second round.

I don't think it's absolutely necessary, but we wanted it because we didn't want to save the recordings and save video recordings.

Is the board going to go back and change the motion and if so, how does that process work?

Erika McDonald stated we definitely need to get pricing and go from there. We thought it was going to be \$25/year, but we know now it will be \$2,000.

Amanda Homesley stated we decided to do transcription prior to keeping the recordings, but now we are keeping the audio recordings.

Erika McDonald stated she doesn't want to distribute the recordings.

Tiffany Ferguson stated it was discussed to not give the recordings to a property owner.

Erika McDonald stated that she is not in favor of keeping the audio and video recordings on the Zoom cloud and that an external hard drive is better or even a USB.

Tiffany stated the ACC keeps its recordings for only 1 month.

Jan Schwindt stated so let's look up the motion we made and have a further discussion at the next meeting and be prepared.

Erika McDonald asked to have transcription services pricing sent out.

4. Misc.-None

NEW BUSINESS

1. Discussion and possible action on home businesses.

Jan Schwindt stated she would like to take this discussion into the Executive Session and then bring it back into open session.

2. Misc.-Erika wants to know how the Election Meeting went tonight.

Jan Schwindt stated that the Election Committee did meet tonight, and several packets did not have all of the required paperwork and attachments. Those people have not been made aware.

Erika asked to let them be notified first by the Election Committee.

Jan Schwindt stated yes.

Executive Session - discussion only, no motions or votes can be made during by the POA Board

The POA entered an Executive Session at 7:38 p.m.

The POA reconvened in regular session at 8:35 p.m.

Erika McDonald states that she found an election judge who is bilingual, a notary public, works at FNB, who does not live in Bastrop and has agreed to do it should it be needed.

Home businesses are against the CCR's and we will begin the violation process as normal.

The blue house at the corner of Tahitian and 71 is not in compliance and we are working with our attorney who is putting forth a cease and desist on this property.

Jan Schwindt stated that there are no motions to make from the executive session so that concludes this meeting.

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 8:36 p.m.

[Redacted Signature]

Stacy Savage - TVPOA Secretary

Date

1/20/2021

[Redacted Signature]

Amanda Homesley - Association Manager

Date

1/20/2021