

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, January 19, 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: Mary Linda Asuncion, Lisa Routon, Christel Key, Jo Egitto, Susan Castro, Naomi Hernandez, Courtney Kellogg, Amy Delgado, Bruce Wilson, Robert Walle, Aaron Sanford, Michele Plummer, Ross Winton, Sage Sullivan, Isabelle Zachary, Mark Chapaton, John Prince, Jennifer Livingood, Rachel Duer, Mike Peppers, Scott Ferguson, Kris Cook, Chirley Darrow, KaelaTochec, Greg Stigall, Charitty Alexander, Cindy Lee, Sharon Kasper, James Beck, Srini Gottipatti, Stacey Anderson and Diana Hugo

MEETING CALLED TO ORDER: Meeting was called to order at 7:02 p.m. by President Jan Schwindt.

SECRETARY'S REPORT

The minutes of the regular meeting of the Board held on December 15, 2020 were presented.

Erika McDonald made a motion to accept the December minutes as presented. Jan Kuchel seconded the motion. A vote was taken, and the motion passed.

OPEN FORUM/PUBLIC COMMENT

Bruce Wilson stated he'd heard about a signature petition circulating and was inquiring about the deadline to submit it to be included on the agenda for the annual meeting. Erika McDonald stated that the annual meeting notice had already been mailed to the membership and that the request for a special meeting would need to follow the same guidelines of any other special or annual meeting, as stated in the POA Bylaws. Nothing that was submitted at this point would be timed to coincide with the annual meeting, as scheduled.

Erika McDonald responded that the annual meeting date was approved by the POA and distributed to the membership but that the board did not vote on the other dates, e.g. the deadline for ballot submission, nomination packets, mailing date, etc. The staff took the board-approved annual meeting date of February 6, 2021 and built the timeline backwards to map due dates regarding election packets and meeting invitations mailed to the membership.

The TVPOA requested that staff distribute candidate names and biographical information when they sent out the meeting reminder for the online candidate "Meet and Greet" event on January 20, 2021.

Erika McDonald reported that since it had been determined that the confidentiality concern was a clerical error within the Bylaws, they had taken the steps to remove identification from being included on the “number of votes held” label.

TREASURER’S REPORT

Discussion and possible approval of December 2020 financials.

Jan Kuchel made a motion to accept the December financials. Stacy Savage seconded the motion. A vote was taken, and the motion passed unanimously.

Discussion and possible approval of the revision 2021 budget.

Stacy Savage made a motion to accept the revised 2021 budget. 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 brought meeting attendees up to speed on the recycling discussion that has been progressing over the past 6 months, noting no plans or policies have been passed on this issue. She mentioned her talks with Bastrop County Commissioner Mel Hamner, the Bastrop County sanitation department, the Capital Area Council of Governments (CAPCOG), and Keep Bastrop County Beautiful regarding grant funding opportunities and a competitive bidding process to maximize and leverage the collective buying power of residents for trash/recycling hauling services. Mrs. Savage stated how diverting waste from landfills through recycling has been proven as an economic driver to create local jobs and stabilize the community tax base in communities all across the US.
3. **Misc.-None**

NEW BUSINESS

1. **Announcement of Holiday Winners:**

Lights

1st place	Michelle & Robert Kiker
2nd place	Deena Eden
3rd place	Shane Kasper

Animated

1st place	Donna Reece
2nd place	Donald Rupe
3rd place	Rene Flores

Scenes

1st place	Susan Northcutt
2nd place	Stephanie Goertz
3rd place	Chris Gannon

2. Discussion and possible action on Dollar General

Jan Schwindt advised that the POA/ACC legal counsel had obtained a Temporary Restraining Order (TRO) from the presiding judge to stop Dollar General from proceeding any further on construction of a new store at the top of Tahitian Village until they had received the correct permits. Dollar General must also receive approval for construction from the POA and ACC, which they had not.

3. Discussion and possible action on how the golf course on Riverside Drive can be used.

Mr. Srinu Gottipatti stated he was interested in purchasing the golf course but first wanted to know if it was possible to build a 10,000 sq. ft. metal building close to the golf course to hold large events. He would also like to expand the restaurant inside and install upgrades. Jan Schwindt advised him to send in his questions and documentation to the ACC in order to be placed on its monthly meeting agenda for discussion and possible action. Tiffany Ferguson advised him to get approval through the County as this building is in the floodway, but grandfathered into the ACC guidelines, and she didn't think he would be allowed to construct any new buildings in this area.

4. Discussion and possible action on annual meeting being conducted via Zoom only.

This motion was made by email on 12/17/2020 by Stacy Savage. Erika McDonald seconded the motion. A vote was taken and the motion passed unanimously.

5. Discussion and possible action on approval of POA office lease agreement.

Amanda Homesley stated that the lease agreement offered by the BCWCID #2 is the same as in the past and nothing has changed.

Mary Jo Creamer made a motion to accept the BCWCID #2 lease agreement for 2021. Jan Kuchel seconded the motion. A vote was taken and the motion passed unanimously.

6. Discussion and possible action on Clean Sweep.

Erika McDonald discussed a possibility of working with Bastrop County to get vouchers for residents to use because Clean Sweep had been canceled by Waste Connections due to COVID concerns. Because the County's dumping facility charges fees based on weight; it would be very hard to do this. The County was also not able to provide the labor needed to handle the amount of people that the Clean Sweep events normally facilitate. It was mentioned to bring in some dumpsters for a specific time if the next Clean Sweep event is canceled. Since logistics with the County was a concern more research would be needed to find a safe alternative to providing the service to POA members.

7. Discussion and possible action on beautification project.

Erika McDonald stated she would like the Board to focus more on beautification projects. She proposed that in the future the POA send out a survey to find what other projects the members would

like to see occur. Erika proposed the first project be a Community Garden and suggested that we get the Master Naturalists group involved. Several suggestions were made and names of those that may be interested in participating were offered. She stated she would contact the individuals and entities mentioned and would report back at the next meeting.

8. Discussion and possible action on election process.

Courtney Kellogg stated she is disputing not being placed on the ACC ballot and that one of her signatures, identified as being invalid by the Election Committee, was “based on a technicality”. A focus of this discussion surrounded the legal counsel’s decision in siding with the Election Committee that Ms. Kellogg’s packet was incomplete and disqualified her from running for election. It was heavily emphasized that the TVPOA is unable to overturn the Election Committee’s decision as that would set a precedent for future boards to overturn the Election Committee’s decision if they were unhappy with the results. It was also noted that the TVPOA bylaws are currently being revised to make the instructions for the election process more clear and easier to understand and follow. It was determined that the Election Committee did its due diligence by adhering to all candidate vetting protocols, as well as requesting more time for the candidates to correct their submissions after the first review.

Executive Session - discussion only. No motions or votes can be made by the POA Board.

The POA entered an Executive Session at 9:17 p.m.

The POA reconvened in regular session at 9:52 p.m.

Erika McDonald made a motion that all legal fees in the active cases discussed be split evenly between the POA and ACC with the stipulation that the POA have a representative present on all future ACC guideline revisions. Stacy Savage seconded the motion. A vote was taken and the motion passed unanimously.

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

Meeting was adjourned at 9:53 p.m.

[Redacted]

3/27/21

Stacy Savage - TVPOA Secretary

Date

[Redacted]

3/31/2021

Amanda Homesley - Association Manager

Date