

**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 15, 2021

**Zoom Meeting-ONLINE**

**TVPOA Board Members Present:**

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

**PUBLIC PRESENT:** Lois Hornbuckle, Greg Stigall, Jennifer Livengood, Jessica Zamora, Michele Plummer, Rachel Duer, Sandy Stigall, Diana Hugo, Kris Cook, Mac Simpson, Courtney Young, Michele Anderson, Jessica Hilbig, Debbie Mikel, Robert Wallenhorst, Christel Key

**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 May 18, 2021 were presented.

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

**TREASURER'S REPORT**

1. Discussion and possible approval of May 2021 financials.

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

**OPEN FORUM/PUBLIC COMMENT**

President Jan Schwindt opened to public comment period with the following statement:

“At this time, three minutes will be allocated to any member who would like to speak on a community topic. Public comments will be included in the meeting minutes. If a member raises any topic not included on tonight's agenda, the POA board will not entertain a discussion or vote at this time.

However, the POA board can make a brief statement of specific factual information or recitation of existing policy to the inquiry posed. The board may refer the member's inquiry to Administrative Staff for further research and possible action on a future agenda. It is not the intention of the POA board to provide a public forum for the embarrassment or demeaning of any individual or group. Neither is it the intention of the board to allow any member to slur the performance or integrity of the board, as a body, or any member or members of the board or staff, individually or collectively. Accordingly, insulting or threatening language directed toward the board, staff, or any meeting attendee will not be tolerated and you will be removed.”

No public comments were presented from attendees.

## **OLD BUSINESS**

### **1. ACC and Touring/Violation Report** – Report given by Amanda Homesley.

Permits issued for May 2021:

- 10 new homes
- 5 fences
- 4 decks
- 2 pools
- 1 shed

Touring violation report showing a total of 36 letters delivered to residents:

- 1<sup>st</sup> letters sent out were 19
- 2<sup>nd</sup> letters sent out were 13
- 3<sup>rd</sup> letters sent out were 4
- Tiffany toured 11 hours during the month for a total of 157 miles.

### **2. Discussion and possible action on Bylaws and Election Committees.**

Erika McDonald stated that neither Committee met last week due to lack of quorum.

The Bylaws Committee is completing its full review of the entire document, including the election section the Election Committee has revised.

The Election Committee is drafting template documents for the candidate packet which will be ready for review at the public forums in July, so it will be another 2 weeks.

Stacy Savage stated the Committees will be sending the clean document to the lawyer then sending to the public in July.

Stacy Savage indicated she reached out to a friend on the which would be the best tech platform to use to assist in accurately capturing all public input from the forums.

Rachel Duer asked are we getting the old and new set to see comparison? Is there an opportunity for comment?

Erika McDonald stated the goal is to distribute 3 copies via mail out - the current bylaws, the changes made from the Committee revision process, and a clean version.

Once property owners have a chance to review the documents, we then we go through each section at the public forums. We decide at that time as a membership and changes can be made from the floor.

Lois Hornbuckle asked about the software costs and questioned the voting process.

Erika McDonald stated we are thinking that if we did one lot, one vote, we could level out the playing field, but that there are other options we will offer to residents for them to choose at the public forums.

Lois Hornbuckle stated, but we still pay the road fees and taxes.

Erika McDonald posed the scenario where we may put a cap on number of votes if you own many properties so the average property owner with only 1 lot has a say. This is why we need input from the community.

Stacy Savage answered Lois Hornbuckle's question, stating she is still researching the technology platforms and will bring information to the board.

## **NEW BUSINESS**

### **1. Discussion and possible action on a donation request for Friends of Tahitian.**

Amanda Homesley stated that Kerry O'Hanlon is asking for a \$250 donation for fireworks at the clubhouse for a July 4<sup>th</sup> celebration for the residents of Tahitian Village. They will publicly recognize the TVPOA in all social media advertised.

Tiffany Ferguson stated he was hoping to get some community support to make this year's event even better.

Mac Simpson stated this has already been discussed this event with the new golf course owners and they have granted permission for this to happen.

Stacy Savage asked who is legally responsible for accidents at this event regarding fires getting sparked?

Jan Kuchel stated, I would think the golf course owners.

Mac Simpson stated if there has not been sufficient rain, then the 3-4 people who are heavily involved in the planning of the event would call it off. If the County's burn ban is in place, then we wouldn't do it. If the event doesn't happen, the donation would get returned to the POA or go into a fund for next time.

**Erika McDonald made a motion to donate \$250 to the Friends of Tahitian. Mary Jo Creamer seconded the motion. A vote was taken and the motion passed unanimously.**

**2. Discussion and possible action on a donation request for CASA (Court Appointed Special Advocates).**

Mac Simpson stated he is on the Board of Directors and that grants go up and down throughout the year. They hold different events across the County to raise funds for the organization which supports abused and neglected children. He stated it takes approximately \$1700 yearly to serve one child. He is requesting \$250 from POA. This money will go into the CASA general fund. On October 16<sup>th</sup>, there will be a large family day event at the golf course. They are currently hosting a raffle, as well.

**Mary Jo Creamer made a motion to donate \$250 to CASA. Jan Kuchel seconded the motion. A vote was taken and the motion passed unanimously.**

**3. Discussion and possible action on a donation request for Pines and Prairie Land and Trust.**

Courtney Young works for nonprofit organization, Pines and Prairie Trust, which protects natural lands and habitats. They are surrounded by Tahitian Village on 3 sides and the river on the other. They estimate a 300% increase in foot traffic with 1,000 people a month visiting per month, but they don't charge entry fees.

There is more associated cost to keep up with the volume of visitors for maintenance and management.

There are some ongoing needs, such as trash service, repairs, supplies, erosion control, and moving kiosks.

This year presents some unexpected needs such as the parking lot that needs to be repaved because of flooding. We are asking for support to help with these things. These things would benefit everyone in Tahitian Village.

Erika McDonald, is this for capital improvements?

Courtney Young, this is for general upkeep. The POA's application did not require a detailed assessment, but I am happy to tease that out more for the board.

Mary Jo Creamer, would any of this be going to pay salaries?

Courtney Young, yes, but just the management or contractor time related specifically to these

targeted projects.

Jan Kuchel asked if the organization would like for the board to round up volunteers or give to your website wish list for donations?

Courtney Young, yes, we could use both.

Erika- Could we earmark it if we wanted to for capital improvements?

Courtney Young-Of course. We have lots of hard costs this year, such as habitat restoration and neighbor encroachment.

Mac Simpson-What is the annual budget of PPLT specific to our location?

Courtney Young-Yes, we are a 501-3C tax deductible nonprofit. We only budget around \$1k a year. Each year, it's my job to find additional money for the Colorado River Refuge area through grants. Upkeep at the Refuge varies each year depending on how much money in grants and gifts we receive.

Jan Schwindt-So repaving the parking lot, do you have any ideas how much that would cost?

Courtney Young- No, we are working with them now.

Lois Hornbuckle-Is this going to be specifically for Colorado River Refuge?

Courtney Young-I can talk to our accountants about the specific codes we use for budget tracking and deliver more information on that in the near future. It's all one bank account, but the tracking codes are how we target the funding of projects.

Jan Schwindt stated we will take this into Executive Session to discuss.

### **3. Discussion and possible action on being bonded.**

Erika McDonald stated that during the bylaws revision, she looked into Robert's Rules and it stated that the treasurer should be bonded, along with any other person with signing authority for the POA. I would like for us to call Jadene to check into this for her pricing.

Bonding would be for the ones who signs checks and for employees (POA Officers). We should also let the ACC know that we are taking this action so they can follow suit, if desired.

Amanda Homesley asked so whoever is bonded could change every year?

Erika McDonald stated yes.

Looking for pricing for bonding our officers and staff.

### **4. Miscellaneous**

Jan Kuchel stated they are putting a team together to develop the community gardens at this time.

They have decided against a vegetable garden as the summer months get hot and everything will die off if there are no volunteers available to manage the property. It is the vision to partner with Pines & Prairies Trust to educate volunteers on garden management. More discussion to come.

Mac Simpson asked, in conjunction with the Clean Sweep are we doing the chipper?

Erika stated the Clean Sweep has been moved to July 24<sup>th</sup>, hours will be 7 a.m.-1 p.m. and will be in the old Bassano's parking lot.

Stacy Savage asked about continuing education since it was discussed last month.

Erika McDonald stated that our CAI subscription only allows for 1 staff member to complete the course. Other staff will need an additional log in for \$110/yr. in order for each of them to complete their class. Amanda has already done hers, but Tiffany still needs access. We don't need a motion since it is already motioned.

Amanda Homesley asked so what about the Board doing their classes. Erika McDonald stated they

can still utilize the free webinars on the CAI website.

**The POA entered an Executive Session at 8:11 p.m.**

**The POA reconvened in regular session at 8:29 p.m.**

**Jan Kuchel made a motion to donate \$2500.00 to the Pine and Prairie with these caveats; that the money does not go to salaries, goes only to CRR maintenance inside of Tahitian Village, a manifest to be given to the board prior to requests and we are open to additional requests in the future. Jan Kuchel seconded the motion. A vote was taken and the motion passed unanimously.**

**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 8:32 p.m.

[Redacted Signature]

8-5-21

Stacy Savage / TVPOA Secretary

Date

[Redacted Signature]

8/5/2021

Amanda Homesley - Association Manager

Date