



TAHITIAN VILLAGE

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, November 16, 2021

In-person meeting held at the Bastrop County Convention Center in addition to online Zoom Meeting

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: Michele Anderson, Greg Stigall, Michele Plummer, Courtney Kellogg, Jo Egitto, Lois Hornbuckle, Gwen Winter, Kris Cook, Randy Hudgins, John Creamer, Steven Singer, Lynda Horton, Tina Terry, Mike Peppers, Robert Wallenhorst, Lin Math, Madi Eden

MEETING CALLED TO ORDER: Meeting was called to order at 7:01 p.m. by President, Jan Schwindt.

SECRETARY'S REPORT

The minutes of the regular meeting of the Board, held on October 19, 2021, were presented.

Erika McDonald made a motion to accept the October minutes as presented. Mary Jo Creamer seconded the motion. A vote was taken, 4 voted yes with 1 abstention, motion passed.

TREASURER'S REPORT

1. Discussion and possible approval of October 2021 financials.

Erika McDonald stated we had just over \$9,800 in net income.

Mary Jo Creamer made a motion to accept the October financials. David Carter seconded the motion. A vote was taken, 4 voted yes, motion passed.

2. Annual Review update.

Erika McDonald updated the board on the annual review being conducted and reminded everyone that the process is much more involved than a simple pull of financial documents.

Jan Schwindt asked Amanda what type of information the auditors have requested.

Amanda replied they have requested bank statements, Board/Committee meeting minutes, and invoices for the past few years. They just completed the ACC review and started on the POA review in September.

Lois Hornbuckle asked how long the audits take.

Mary Jo Creamer stated she thought 4-5 months before they finished and then the auditors sit down and go over the results and recommendations.

OLD BUSINESS

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

Permits issued for October 2021:

- 4 new homes
- 14 fences
- 1 decks/patio
- 7 sheds
- 2 garages
- 4 retaining walls
- 100 total homes permitted to date in 2021

Touring/Violation Report

- 1st letters sent out were 30
- 2nd letters sent out were 6
- 3rd letters sent out were 1
- Resolved =19 (please note the resolved # could include cases from prior months)
- Tiffany toured 5 hours during the month for a total of 69 miles.

Mary Jo Creamer asked if that was for both staff members.

Amanda Homesley stated that Tiffany's touring mileage was just for POA.

Lois Hornbuckle asked if the public gets to see the touring report and the mileage reported.

Amanda responded that the POA has never given the report to the membership, but that they are now reflected in monthly meeting minutes.

2. Discussion and possible action on community beautification project.

Jan Kuchel stated she has paired up with the Master Gardener and Master Naturalist and waiting to hear back from Pines & Prairies Trust. It looks like a really good spot and will require the use of natural grasses, pollinating plants, and large boulders to hold soil in place and help mitigate flooding issues.

It's at the trail head where the drive thru is at the end of Riverside Dr. I would like to see a collaborative effort with Pines & Prairies Trust and Master Naturalist to build out the capacity for residents to possibly to have classes from them in order to learn about their natural environment and increase awareness on property caretaking.

NEW BUSINESS

1. Discussion and possible action on setting a date for the POA/ACC candidate meet and greet event.

Tiffany Ferguson stated we are trying to set a date for everyone. We are looking at Jan 11th, which is a Tuesday, or the 13th, which is a Thursday, to get it on the calendar.

Erika McDonald noted that if we are going to allow candidate questions to be submitted from the membership, we should go with the 13th to give people a couple more days to submit their questions.

Jan Schwindt asked if the candidates would receive those questions prior to the event?

Erika McDonald stated no.

Jan Schwindt preferred setting the meet and greet date for the 13th and candidate question submission deadline on the 11th.

Stacy Savage stated that the board needed to choose either a virtual Zoom meeting or in person so it can be contained and fair, as to not give any advantage to one candidate over another. Zoom worked well for this same candidate event last time.

Mary Jo Creamer stated that the people sitting in the room were shaking their head “no” and that they wanted an in-person event.

Erika McDonald opposed the idea of doing an in-person-only event because we have a better turnout by Zoom. Discussion was had by several that both Zoom and in-person would work and give people an option to increase attendance and participation.

Kris Cook in chat: An option for both would be good.

Erika McDonald noted that residents can submit their candidate questions at any time prior to the meet and greet event. She instructed Amanda to book the room for 6:30pm on the 13th and schedule the Zoom call for same time. Amanda will call them to check for room availability in the morning.

2. Discussion and possible action on Election Committee.

Erika McDonald announced the Election Committee as Kris Cook, serving as the Election Chair, and then we have Gwen Winter and myself.

Jan Schwindt thanked the three for volunteering for the Election Committee.

3. Discussion and possible action on Tribunal.

Erika McDonald announced the Tribunal members as Christel Key, Jan Kuchel (replacing David Carter) and Bruce Wilson (replacing Jo Egitto).

Jan Schwindt thanked the three for volunteering for the Tribunal.

4. Discussion and possible action regarding Election Judge.

Erika McDonald stated I don't have anything to announce but we need to find one. Since I am on the Election Committee and will no longer serve on the board after this term, I am going to step away from this process in finding an Election Judge. They must be a notary, a CPA, or a lawyer and they cannot reside in Tahitian Village nor have a personal/professional relationship with any board member or any member of the Election Committee or Tribunal. Tiffany Ferguson asked if we could use the same Election Judge as last year? Erika McDonald stated yes, but I did not ask her. You can do so if you want to. She works at First National Bank and does not live in Tahitian Village.

5. Discussion and possible action regarding 2021 audit.

Erika McDonald stated that per the new Bylaws, we will do a full audit for 2021. We will need to have someone lined up in December ready to tackle this in January 2022. I don't want to wait on this, so if the staff could look at CPA firms in Austin, I would prefer someone other than who did the annual reviews for the POA and ACC. This would be best for added transparency and accountability. We should have 2 separate firms that conduct these audits independently. We need to specifically ask if these firms conduct full audits and are currently taking on new clients. Let's get several quotes and come back next month with more information to get this going.

John Creamer suggested that the board inquire with Paul Hightower at BCWCID to see which firm they are using for their audits.

6. Discussion and possible on Holiday Contest.

Amanda Homesley wanted to know if the Board wanted to do the Holiday Contest again.

Jan Schwindt asked how many participated last year.

Amanda Homesley stated around 18 or 19 households.

Erika McDonald asked if there was a way, and maybe not this year, that Mallorie could somehow help to establish technical capabilities to allow residents to vote for contest winners and not just the volunteer judges.

Amanda Homesley stated it is better when the judges go out to look and vote, but that anyone can sign up to be a judge. Keep in mind that sometimes we can't get the volunteers to even go out and judge.

Erika McDonald asked everyone who is at the meeting or on the Zoom call to let the staff know if you want to be a contest judge.

Judging categories:

Lights, scenes and animation

Prizes:

1st is \$100, 2nd is \$50, 3rd is \$25 and all participants not in the top three receive \$10

Erika McDonald made a motion to do the continue the Holiday Contest. Mary Jo Creamer seconded the motion. A vote was taken and the motion passed unanimously.

7. Misc.- Discussion and possible action on Bastrop Chamber of Commerce ad.

Jan Schwindt stated Amanda Homesley received information from the Bastrop Chamber of Commerce about purchasing an ad.

Erika McDonald and Mary Jo Creamer stated they were not in favor of this approach.

Jan Schwindt stated a 1/8-page ad is listed at \$645. I personally don't see a benefit for Tahitian Village POA or ACC in getting an ad. Anyone interested in getting an ad?

Stacy Savage stated we are already growing organically without a paid ad and that permitting 100 new homes just this year was pretty remarkable.

Kris Cook in chat: What would the ad be for?

Jan Schwindt stated it is for the Chamber's business directory.

Stacy Savage said that they put out over 10,000 booklets across the county.

Kris Cook stated she doesn't know why we would need this.

Jan Schwindt and Stacy Savage agreed with Kris.

8. Misc.-Discussion and possible action on Board training.

Amanda Homesley stated a class was offered for the Board "On how to run better meetings" through CAI. The class is \$69 and there is a 3-month total timeframe that the board is allowed to view it.

Stacy Savage asked about the newly elected board members in 2022 and if they will have access to this training.

Tiffany Ferguson replied that if the board liked the training and felt it was beneficial for the newly elected board members, then it could vote to renew the access portal subscription.

Erika McDonald said that this could serve as a trial run because there is so much more beneficial information that we could take advantage of with CAI.

Erika said we do not need a motion or a vote because we already have it allocated in the budget under "continuing education".

Amanda Homesley stated the board had a previous motion and voted several months ago to allow the staff and board could do classes like this.

Stacy Savage agreed and said classes for board members was included in that vote and we all agreed.

PUBLIC COMMENT PERIOD

John Creamer and Randy Hudgins both commented that we need to continue having public meetings. Randy Hudgins also stated that when we had public meetings, we had a lot better turn out. Since this has started, a lot of people think it's easier to sit at home and not come to the meetings. I have no problem...(inaudible)...to make a comment, but they need to come to the meetings to make a comment. Number 2, I think the board members should be at the meetings and that's all I've got to say about it.

Jan Schwindt asked if there were any other comments.

Michele Anderson stated that many people have health concerns that prohibit us from participating in public meetings.

Randy Hudgins stated that we've never used that as an excuse before.

Jan Schwindt retorted that there wasn't COVID before and that some people are immune compromised or have immune compromised children, which, if they contract COVID, could kill them.

Randy Hudgins exclaimed you can't tell me all these people still don't go to the grocery store and get out of their house.

Lin said the recent newsletter advertised that there were loblolly pines available. Two of my pine trees suddenly have red ribbon tied around them. Does the POA have a comment on them being removed?

Erika McDonald and Amanda Homesley asked if the pine trees were near the road or easement.

I live on Papaloa Ln, and I had 2 of them treated for beetles and then I noticed the ribbons around them and I wasn't sure where they came from, you know, whether it was the POA or my contractor. I didn't know if the POA did it because they think they're diseased. If so, I'd be really interested in the tree pickup and planting activities planned. Does anyone happen to know about this or is this too esoteric for this conversation?

Jan Schwindt stated the POA and ACC have nothing to do with the removal of trees. If it is too close to a road or interfering with a powerline, maybe Bluebonnet has come through, but the roadwork on Papaloa has already been completed. The loblolly pines are advertised on a sign by Walgreens that has a phone number on it.

Amanda Homesley stated it was also advertised in the recent Pine Post newsletter email blast that was sent out.

Jan Schwindt stated maybe contact Bluebonnet and or the contractor.

Lin stated she will contact Bluebonnet to inquire.

Lois Hornbuckle stated in the past that if a tree has a ribbon, its usually Bluebonnet indicating road or powerline proximity and that they're going to have to remove that tree. You really need to talk to Bluebonnet's arborists who drive through and determine if it has been damaged by beetles or has powerline issues, then they will mark it.

Jan Kuchel in chat: I can't wait to get back to public meetings again.

Jessica Zamora in chat: Lin should call Commissioner Mel Hamner.

Stacy Savage in chat: This is not up for discussion as this is not an agenda item. Mr. Hudgins has made his public comment and it should be left at that. I have been quarantined for almost 2 years and use curbside pickup to avoid those who may not wear masks. This is up to the individual and we have been able to expand access to our meetings through virtual conferencing. This should never dictate whether someone gets to speak or not. We cleared this up at last month's meeting that virtual meetings are considered "in-person". We used this same method to vote on the Bylaws amendments in October, as well.

Madi Eden applauded the POA on its adoption of platforms like Zoom to allow collaboration during the pandemic. It provides safety for lots of members in our community and shows agility in approving new technology to embrace change. I support it fully. Serving on the board requires a big personal investment and takes a lot of time. It is a lot to ask for volunteers to provide these services to our community for free. Allowing folks to participate in as many ways as possible is a good thing, not to mention that Bastrop County uses these same methods at all of their meetings for safe participation. I support what you are doing and allowing us other



avenues to participate.

**The POA entered an Executive Session at 7:53 p.m.
The POA reconvened in regular session at 8:35 p.m.**

Mary Jo Creamer made a motion to give the staff a holiday bonus. David Carter seconded the motion. A vote was taken and the motion passed unanimously.

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

Meeting was adjourned at 8:37 p.m.

	12/29/2021
Stacy Sayage – TVPOA Secretary	Date
	12/29/2021
Amanda Homesley - Association Manager	Date