



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, December 21, 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: Greg Stigall, Michele Plummer, Jo Egitto, Lois Hornbuckle, Kris Cook, John Creamer, Tina Terry, Mike Peppers, Diana Hugo, Randy Mikel, James Beck, Ruth Bullock, Sandy Stigall

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 November 16, 2021, were presented.

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

TREASURER'S REPORT

1. Discussion and possible approval of November 2021 financials.

Erika McDonald stated we had a Clean Sweep charge of \$1,504.38 from October. Amanda confirmed this is the complete bill from Waste Connections and stated that it was not as busy as a normal Clean Sweep. Erika stated the company started using 3 large compactors, so that helps the costs. We had a net income of \$7,684.54.

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

2. Discussion and possible action regarding 2022 budget.

Erika McDonald stated the proposed budget was constructed in a conservative manner, even though the POA exceeded income projections in 2021. Inflation may affect the construction and home buying process throughout the year.

I reduced legal expenses listed under the "professional fees" category to \$3,500. This category also covers

accounting expenses.

Rent expense went up because that will increase as we migrate into the new County building for monthly meetings.

Website will increase due to website and database updates.

Membership fees increased, as well, due to board taking CAI classes and needing 2 licenses.

Mary Jo Creamer asked where will you put the audit fees?

Erika McDonald stated that we have handled many issues this year with legal counsel. With that we were still under our \$30,000 budget considerably. If we maintain that, we should be covered but I can add \$5,000 to it.

Mary Jo Creamer stated, I think you should because an audit can cost up to \$15,000.

Erika agreed and also noted that our legal cases have also stalled in the court system due to COVID. Hopefully, some of that will get resolved in 2022.

How much does it cost to rent the County Convention Center?

EM - \$175 per month just through March. We should be in the new County building in April. This is just a rough draft of the 2022 annual budget and the full budget proposal will be introduced at the Annual

Membership meeting.

MJC - Will phone and internet change when we move to the new building?

EM - I don't think so since we already pay for it ourselves now.

Jan Schwindt asked if we are considering paying for changing the CCR's, should we increase the professional fees?

EM - For the 1st year, I would say no, but for the Member approval stages in year 2 and 3, then yes. It depends on how aggressive you go at it.

MJC - Do you have the budget and the year to date to show where we are at?

EM - (Provided the document through a screen share) The first column is what is budgeted and the second column is what we've spent. We have collected \$80,000 more than expected this year, but we also expected more in interest income, but the interest rates are what they are. At the end of 2020, we got rid of resale certificates, but some were outstanding, so we had a couple come in.

Lois Hornbuckle asked if this budget information will be available prior to the Annual Meeting?

EM stated we can post this to website, as proposed.

Sandy Stigall stated fuel prices went down, so are you planning on driving less?

EM stated we are still on the higher end, but with more homes being built, as roads are improved, and Amanda is the only one using the vehicle for touring, this line item is still reasonable. The same goes with vehicle maintenance because the window is cracked and we could replace it, if needed, and tires may need replacement further into the year.

Ruth Bullock asked what is "special events insurance"?

EM - An example would be if we coordinate a firework show or another community-wide garage sale. This is insurance not purchased in advance. We would contact our insurance agent to get a policy in place for that special event.

EM - I added a line item for \$150 for possible Bluebonnet lighting hookups.

Does anyone have a problem having the staff post this on the website?

Several people stated, no.

EM - I will get this to the staff tomorrow for publication on the website.

OLD BUSINESS

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

Permits issued for November 2021:

- 2 new homes
- 10 fences
- 1 pergola
- 0 decks/patio
- 0 sheds
- 0 garages
- 0 retaining walls
- 102 total homes permitted to date in 2021

Touring/Violation Report*

- 1st letters sent out were 0
- 2nd letters sent out were 0
- 3rd letters sent out were 0
- Resolved =9 (please note the resolved # could include cases from prior months)
- Tiffany toured 3 hours during the month for a total of 45 miles.

*The TVPOA does not tour for violations in November and December of each year until the Annual Meeting notice is mailed out. This is the final opportunity for Members to settle any violations and gain compliance with the community codes and restrictions before the POA/ACC election period so they are eligible to cast their voting ballot.

2. Discussion and possible action on community beautification project.

Jan Kuchel stated she was out with Pines and Prairie Land Trust and the organization's Executive Director. It's at the Two Bridges trail head where the drive through is at the end of Riverside Dr. on the island that is full of cactus at this time. They plan on putting pollinating plants in this location. The Texas Parks and Wildlife Department has a grant donation they are going to put into this area where it has been washed out and we are going to coordinate with them on this project. Everything has slowed down with COVID and the summertime heat, but we're moving forward with a coalesced team. It will be stunning visually and naturally enhancing of the area there.

Jan Schwindt asked Jan Kuchel to come to the first meeting of the new board and to bring the proposal and speak to them about it.

Jan Kuchel stated that she would be happy to present. She also spoke to County Commissioner Mel Hamner about the free mulch being offered to the community. If anyone has any questions, she can assist.

NEW BUSINESS

1. Discussion and possible action regarding Election Judge.

_____ Erika McDonald stated that everything has been finalized. Dorothy Orr has turned in all paperwork.

Stacy Savage stated that Ms. Orr is a public notary certified through the State of Texas, does not live in Tahitian Village, and is a capable, impartial 3rd party to review and tally all the election ballots for us.

Stacy Savage made a motion to make Dorothy Orr the Election Judge at the standard rate of \$500 flat rate. Jan Kuchel seconded the motion. A vote was taken and the motion passed unanimously.

2. Discussion and possible action on Road District donation.

_____ Erika McDonald stated we have not done a donation to them this year.

We have \$20,000 in charitable contributions budgeted and we have spent \$3,000 which leaves \$17,000.

I would like to see us go above budget on this.

Stacy Savage - Didn't we donate \$25,000 last year?

EM - Yes, and we have \$738,000 in CD's and checking, so I would like to do \$50,000 for this year's donation to the BCWCID#2 Road District.

Mary Jo Creamer said Erika, is this your motion?

EM stated, yes.

MJ said, I will second that motion.

SS - Can we go over this for folks to help them understand what they will get for this large amount being donated from community funds?

EM - Yes, the board can't tell the Road District where or how these donated funds should be allocated, but we always send recommendations to them asking for prioritization of road maintenance, like filling potholes until road construction can be done, and to also increase work on surveying to prepare for and perform actual new road construction.

SS - Do these recommendations come solely from the board or can the community provide recommendations, too?

EM - We see complaints about our roads every day on the neighborhood social media pages and we can trust our Commissioner and Water District to get it right.

Amanda Homesley stated that in the past the board has requested receipts from the Road District. Do you still want that?

EM - Yes, please.

SS - Was the documentation received from the Road District regarding how the previous year's donation was spent already posted to the website?

EM - No.

AH - Why would we put these invoices on the website?

EM - If we get with Tyler at the Water District, he can give the names of the streets that were covered by road maintenance through our donation.

SS - I am not asking for invoices to be posted, just a general accounting of how much money went to accomplish which road projects for residents.

AH - I will see what they can provide for us.

SS - Thank you.

Erika McDonald made a motion to donate \$50,000 to the BCWCID#2 Road District. Mary Jo Creamer seconded the motion. A vote was taken and the motion passed unanimously.

3. Misc: Discussion and possible action on expiring CD.

_____ Erika McDonald stated right now we have \$184,000 in our checking account. With the \$50,000 that we decided to donate to the Road District, that still leaves us at \$134,000. Plus, our Greater Texas Federal Credit Union CD is at \$55,600, but will expire next month before our January meeting occurs. We need to decide on what to do.

First National Bank has a CD for 1 year at .50 which seems to be the highest rate. Can we move the \$55,600 from Greater Texas account to a CD at FNB for 1 year and we'll still have \$75,000 in the checking account? This still leaves us fully protected under the \$250,000 FDIC amount covered. Once this expires on January 15, 2022, we can then move \$70,000 from our checking account into the new CD.

James Beck suggested that the additional amount coming out of the checking account should wait for 4-5 months so the CD expiration dates would be staggered.

EM – Yes, and we have 4 other CDs that expire in June 2022, October 2022, November 2023, and December 2023. A CD with a 1-year term would still leave it staggered a bit.

JS – To be clear, we have \$184,000 in the checking account, we donated \$50,000 to the Road District, which makes it \$134,000. You suggested moving another \$70,000 from checking and \$50-60,000 rolled into a CD?

EM – Yes. I don't see any issues moving forward with that scenario. We will still be \$15,000 under the FDIC limit.

Erika McDonald made a motion to move \$70,000 from the checking account at First National Bank and the roll the expiring CD of \$55,600 from the GTFUCU account to open a new 1-year CD at First National Bank for a total of \$125,600. Mary Jo Creamer seconded the motion. A vote was taken and the motion passed unanimously.

PUBLIC COMMENT PERIOD

No public comments were provided from the in-person or virtual audiences.

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 7:45 p.m.



Stacy Savage – TVPOA Secretary

1/20/2022
Date



Amanda Homesley - Association Manager

1/20/2022
Date