



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, January 18, 2022

**In-person meeting held at the Bastrop County Convention Center in addition to online Zoom Meeting
TVPOA Board Members Present:**

David Carter, Erika McDonald, Stacy Savage, Jan Kuchel and Mary Jo Creamer
Board Members Absent: Jan Schwindt
Association Manager: Amanda Homesley
Administrative Assistant: Tiffany Ferguson

PUBLIC PRESENT: Greg Stigall, Michele Plummer, Lois Hornbuckle, Ruth Bullock, Randy Hudgins, John Creamer, Lin Math, Susan Reeder, Jackie Luna, Kris Cook, Christopher Kiesler, Robert Wallenhorst, Mike Peppers, Tina Terry, Lisa Routon, Stacey Cunningham, Randy Mikel, Marianna Hobbs, Jody Schwarck, Melinda Saucedo, Sandy Stigall

MEETING CALLED TO ORDER: Meeting was called to order at 7:01 p.m. by Treasurer, Erika McDonald.

SECRETARY'S REPORT

The minutes of the regular meeting of the Board, held on December 21, 2021, were presented.

Erika McDonald made a motion to accept the December minutes as presented. Stacy Savage seconded the motion. A vote was taken and the motion passed unanimously.

TREASURER'S REPORT

1. Discussion and possible approval of December 2021 financials.

Erika McDonald shared her screen with residents and stated that last month we gave a donation to the Road District for \$50,000.00 so we show a loss of- \$41,264.92. We would have had a \$9,000.00 profit for the month, but we gave a large donation. As you can see on the year-to-date budget, after that donation we still had a profit of \$57,000.00 for the year. I don't see Clean Sweep in here, but I do see the Holiday Contest.

Mary Jo Creamer made a motion to accept the December 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 she presented this last month but did revise this to incorporate the financial audit.

We have received one quote of \$15,000.00 so far. So we will see if the others are comparable and hopefully they are lower.

Jan Kuchel asked how many years does this audit cover?

Erika McDonald stated this is for the 2021 audit that is being conducted in 2022.

The other 2 companies were waiting on our past 2 financial reviews to be completed, which they have been done now and we just need to go over them with the ACC.

Kris Cook asked when will we get to review the results from the 2019 financial review?

Erika McDonald stated, they are done and just need to be signed off on. I have done a cursory review and they look good. I want to do that with the ACC since their members are new. We will try and get that done this week. Once we review and sign off on them, we will share the information with everyone on the website.

From what I see, everything looks good and nothing is flagged.

Lois Hornbuckle asked was the review done on just the POA, not the ACC?

Erika McDonald stated that both the POA and ACC conducted reviews, but they were done separately for the same years.

Lois Hornbuckle asked when the audit is done, will it be done for both the POA and ACC together?

Erika McDonald stated the financial audit is only required of the POA as stated in the Bylaws. Now, if the ACC wants to do an audit, they can, but they are not required to do so. They are also not required to do a financial review, but have been doing so in good faith.

Erika McDonald explained she was very conservative on the 2022 budget and showed what the line items mean to members, such as staff and member continuing education, shed repairs, professional fees, filing fees for governing documents, insurance for special events, and vehicle fuel/maintenance.

Stacy Savage asked Erika if the donation the POA gave to the Road District was considered a charitable gift?

Erika replied that she will split the financial contributions on the budget into separate categories to delineate between the charitable donations to 501c3 non-profits and other for-profit expense donations, like annual funding for the Road District and BCWCID.

Mary Jo Creamer made a motion to accept the 2022 budget presented. Stacy Savage 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

Permits issued for December 2021:

- 8 new homes
- 6 fences
- 0 pergola
- 1 decks/patio
- 2 sheds
- 0 garages
- 0 retaining walls
- 110 total homes permitted in 2021

Touring/Violation Report*

*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.

Amanda reminded residents that ballots were due either postmarked by the 24th or dropped off to the front office by the 28th at 5:00PM.

2. Discussion and possible action on community beautification project.

No new information.

NEW BUSINESS

1. Announcement of Holiday Contest Winners.

Amanda Homesley stated she failed to bring the list of winners and will post a TVNNN with the list of winners and will email them all directly. She stated she was going to put addresses because last year she had some residents respond that they wanted to know the addresses of the winners.

Erika McDonald asked if Staff could reach out to the winners and find out if we could post both their names and addresses or just their name or their address.

Lois Hornbuckle stated they gave you the address to get on the list so would it be a big deal if they had their address posted again to remind folks where the winners were located?

Erika McDonald said I am not disagreeing, but just let the winners know that we would like to state we are making an announcement and see what the winners prefer.

Ruth Bullock asked what information is required when they fill out the application?

Amanda Homesley stated, name, address, email address and sometimes a phone number.

2. Misc-

Erika McDonald stated that in the past Betty has been filing our taxes. I assume we need to make a motion to continue this and initiate the tax return. I am not in favor of that because she is not a CPA and she doesn't hold a license. If a motion needs to happen then its about to be February and we're needing to file for 2022.

Amanda Homesley stated she has been doing it for years.

Mary Jo Creamer said she files them for the church and learning center and they have just as big of a budget than the POA.

Erika McDonald stated that if she is willing to have communication with the board and not just the office then its fine. I didn't have a problem with Betty until she started not speaking to me.

Let's take it to Executive Session.

PUBLIC COMMENT PERIOD

Lin Math stated she is on Papaloo Lane. Does the board have insight on the wildfire?

Erika McDonald is keeping a close eye on the fire and communications from the authorities. Currently 630 acres are affected and moving north. About 30 families are being evacuated and displaced at the time I saw an update approximately 1 hour ago.

Jan Kuchel stated she has a friend that is evacuating and is right in the path of the wildfire, south of 1441. We have the best trained fire fighters to deal with this type of forest. We will keep an eye on emergency management's posts.

Erika McDonald stated that Bastrop County Commissioner Mel Hamner messaged her that no structures have been lost and that the POA will continue to post updates on Facebook and by email blast.

Lois Hornbuckle stated that having been through this before, you don't realize until it does happen that you need to leave what you need to do. That is not the time to figure out what you're going to do and this should be a wake-up call for everyone. You should have a list of what you need to grab. You should have an evacuation route and know how to get out. People should really be thinking about it now.

Jan Kuchel stated it is a good idea to have items such as insurance papers, bags already packed, valuables, etc. that you will need by the door. I only had 10 minutes to grab what I wanted last time.

Everyone stated it is moving away from Tahitian Village at this time, but please stay very aware.

Jan Kuchel reminded members that there is an online checklist to make your lists.

Stacy Savage stated this is public comment period and we need to move on. Folks can research for themselves how to get prepared, but the public is supposed to have this time to speak.

Ruth Bullock replied to Lin Math that KVUE just did a briefing from all of the leaders that are involved in the fire to answer all of your questions.

Lin Math responded that she was asking if this organization had a way to notify residents and a planned evacuation map and that she did see the KVUE that was mentioned.

Erika McDonald stated the County did post signs with arrows to Hwy 71. There are 3 exits out of the neighborhood, none are optimal if there is a fire for sure. Email blasts are sent out by the Staff, information is posted to the official POA Facebook business page, and there are several group Facebook pages that are run by residents.

Amanda Homesley stated there are also evacuation maps posted on the POA website.

The POA entered an Executive Session at 7:35 p.m.

The POA reconvened in regular session at 8:07 p.m.

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 8:08 p.m.

[Redacted Signature]

3-15-22

Stacy Savage - TVPOA Secretary

Date

[Redacted Signature]

3/15/2022

Amanda Homesley - Association Manager

Date