



TAHITIAN VILLAGE

TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION TVPOA BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association
Tuesday, March 15, 2022 at 7:00PM

**Meeting held at the Bastrop County Convention Center and online via Zoom
TVPOA Board Members Present:**

Jan Schwindt, Mary Jo Creamer, Stacy Savage, Charles Brading and Deena Eden

Board Members Absent: Ruth Bullock

Association Manager: Amanda Homesley

Administrative Assistant: Tiffany Ferguson

PUBLIC PRESENT: John Creamer, Tina Terry, Michele Plummer, Jessica Zamora, Gilbert Zamora, Greg Stigall, Randy Hudgins, Amy Delgado, Jessica Runnels, David Carter, Jo Egitto, Jackie Luna, Kris Cook, Eddy Plummer, Charitty Alexander, Susan Reeder, Mary Ascuncion, James Beck, Rachel Duer, Mallorie DePenning, Diana Hugo

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

SECRETARY'S REPORT

1. Discussion and approval of the January 18, 2022 meeting minutes.

Mary Jo Creamer made a motion to accept the January meeting minutes. Charles Brading seconded the motion. A vote was taken and the motion passed unanimously.

2. Discussion and approval of the February 22, 2022 meeting minutes.

Mary Jo Creamer made a motion to accept the February meeting minutes. Charles Brading seconded the motion. A vote was taken and the motion passed unanimously.

3. Discussion and approval of the Annual meeting minutes.

Mary Jo Creamer made a motion to accept the Annual meeting minutes. Charles Brading seconded the motion. A vote was taken and the motion passed unanimously.

TREASURER'S REPORT

1. Discussion and possible approval of January 2022 financials.

Mary Jo Creamer stated that most of the income the POA receives is from transfer fees. We received \$22,525 in transfer fees in January, a little funding from Clean Sweep, which was \$110, and some interest income. So, we took in a total of \$22,642.13 for the month. Our expenses were \$7995.39 for the month of January, giving a \$14,646.74 surplus. The noted expenses were for the Annual Membership Meeting which was \$2,634.29, payroll expenses and professional fees.

Stacy Savage made a motion to accept the January financials. Charles Brading seconded the motion. A vote was taken and the motion passed unanimously.

2. Discussion and possible approval of February 2022 financials.

Mary Jo Creamer stated we brought in \$12,600 in transfer fees and interest income of \$210.96 with a total income of \$12,810.96. Total expenses were \$11,135.46 with a net of \$1,675.50. Noted expenses were a laminator, which will be reimbursed by the ACC, the annual financial review priced at \$3500, three regular meetings at the convention center and the January Clean Sweep event bill for \$974.16.

Stacy Savage made a motion to accept the February financials. Charles Brading seconded the motion. A vote was taken and the motion passed unanimously.

3. Bank signatories

President Jan Schwindt moved this discussion item to Executive Session.

OLD BUSINESS

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

Permits issued for January & February 2022:

- 24 new homes
- 16 fences
- 0 pergola
- 1 decks/patio
- 3 sheds
- 0 garages
- 1 retaining walls
- 24 total homes permitted in 2022

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

- 1st letters sent out were 13
- 2nd letters sent out were 14
- 3rd letters sent out were 9
- 38 resolved (some resolutions may be from violations issued in previous months)
- 3 hours toured during the month for a total of 45 miles

NEW BUSINESS

1. Discussion and possible action on the website/database.

Stacy Savage stated we needed to discuss Mallorie's monthly retainer agreement for on-demand website

updates and database maintenance. The board received her proposed work agreement by email for review and discussion.

Stacy Savage made a motion to approve the retainer agreement presented for the website/database by Mallorie. Mary Jo Creamer seconded the motion. A vote was taken and the motion passed unanimously.

2. Discussion and possible action on upgrading Slack.

Mary Jo Creamer stated that Stacy Savage contacted her regarding upgrading the POA/ACC Slack account due to space limitations. Tiffany Ferguson was asked to research the platform's tiered pricing schedule. Tiffany stated they have a Business Plus plan that is \$15.00 per person and then they have a Business Pro. It is a step above the one we currently have now which is \$8.00 per person per month, or \$6.67 per person per month if you pay in full, annually, which is \$960.00 and the POA/ACC would split the costs evenly. Stacy Savage asked how many people will be covered under this new plan, as Mrs. Kellogg doesn't currently have access.

Tiffany replied that the pricing quoted is currently for 12 people. But you can add people at any time. If we added an extra person, it would come out to \$1,248.00 for the year at a 50/50 split.

Michele Plummer asked, "What is Slack?"

Stacy Savage replied it's a message board where we can create different communication channels by topic. Jan Schwindt stated, as an example, we have a "Clean Sweep" channel. We had to discuss the date of the upcoming Clean Sweep event because it falls on Easter weekend. We had to look at the calendar and used Slack to discuss moving it back a week and a TVNNN has already been sent out. We didn't have to create an extra meeting. It is like text message by topic.

Stacy Savage made a motion to approve the Slack upgrade. Charles Brading seconded the motion. A vote was taken and the motion passed unanimously.

Clean Sweep update as a side topic:

Jan Schwindt stated the only thing that changed for Clean Sweep was the date. She was a little surprised at the time as it was scheduled just until noon. Was this at the request of Waste Connections?

Amanda Homesley stated yes. This is going to remain the same timeframe due to the number of hours the Waste Connections staff are already working. They are limited to the number they can work because of overtime.

Concerning the Clean Sweep collection space, Amanda Homesley spoke to Paul Hightower, General Manager of BCWCID#2, and he stated there may be a small area roped off for construction materials the department has put aside for drainage projects, but it should be fine to continue staging the Clean Sweep event in that area.

PUBLIC COMMENT PERIOD

Jo Egitto: I appreciate that I have an opportunity to speak but I also wanted to mention that for those of you who are doing in-person meetings, the Zoom function no longer has the chat option available. If I want to chat and ask a question of the staff during the meeting for clarification or have an issue, that chat option is no longer available. I don't know if that is an omission on purpose or accidental but I would like to see the chat function back because we had it before.

I have requested an accounting of the total number of ballots received for the last election. I formally requested this in February and I am still waiting for that number, but I do know that it is now in motion. I am really trying to convey the importance of this number. This is the total number not yet communicated to the Membership of ballots mailed in, dropped off, and the other ballots that were accidentally dropped off in the Water District drop

box, but then collected and given to the POA. So, I am looking forward to the resolution to that. That's not my overarching point, my overarching point is that if I am following protocol asking a question in an appropriate manner going through the office staff, I expect - and I know you are bombarded because I am getting the 3-day delay message - but, I also expect some response about my question or a generic response that it will be an agenda item. I just want to really encourage this board, and I can't say it enough going forward, to please remember that your agenda is our agenda. Your agenda topics need to include our agenda topics. I really felt stonewalled in that manner and felt I had to reach out to a POA and an ACC member to say, "I have this issue. Is this going to be addressed? How persistent do I have to be?". You know me and I can be persistent, but many Members would have dropped off. I think it's important not to have a one-way discussion. There has been a lot of discussion about documents being updated, which has pushed people into isolation. I am going to say for the sake of brevity that I remember being present in the meeting audience at the Fire Station when Stacy Savage stated she would research Code of Conduct policies and what the city is doing in that regard. From there, it was discussed in open meetings, and it was a transparent and fluid process. I want us to go back to that. Things are not being discussed publicly, but it should come back to all of us. We are all the Membership, right? I just heard you speak of the Slack account. That's good, I guess, but we're excluded from that so what that means to me is even an actionable item, such as Mallorie's contract, I don't know all the details but I have questions, like "What is the length of the contract?" and "What are the top 3 things she needs to focus on?". Those are the things the Membership has a duty and privilege to know and want to make sure you as the board rope us back in and include us. When we do this dual universe with in-person and Zoom, we miss things. Especially with us doing virtual - I don't see anything until it's in the meeting minutes, after the fact.

Jan Schwindt stated your time is up and all of your items will be taken under consideration.

Gilbert Zamora asked what is the difference between a shed and a garage?

Tiffany Ferguson stated that is a question for the ACC.

Gilbert Zamora was told by the County that he needs to get a permit from ACC first because I'm putting a driveway in front of my garage, but was then told by the ACC to get my permit through the County first.

Charles Brading stated we will get this resolved for you. I got a County permit first in about four weeks and now I'm working through the ACC permit process.

Amanda Homesley told Mr. Zamora that she would talk to him after the meeting.

EXECUTIVE SESSION

The POA entered an Executive Session at 7:32 p.m.

The POA reconvened in regular session at 7:51 p.m.

Tiffany Ferguson reminded Members that when the POA goes into Executive Session, we put people into waiting rooms. If we go into Executive Session early in the agenda, people may think they aren't being let in to the public part of the meeting or that they're being kicked out. This is not the case. We can't let people in while we are already in Executive Session or the people would be inadvertently allowed into our Executive Session, therefore Members must wait until we are done. That's what happened at the last ACC meeting. There was some confusion on that, and it is always good to clarify.

Jan Schwindt expanded upon this noting that this sometimes happens at the first meeting after the Annual Membership Meeting when we need to discuss officer positions. We go into Executive Session as the first agenda item during that meeting and the people who haven't logged in yet don't know we are in Executive



Session. They are in a waiting room and all they see is a message stating "The hosts will let you in soon". We are looking at options to see if there is some sort of message to post on the screen notifying attendees when we are in Executive Session so Members know they have been placed in a waiting room.

Jan Schwindt stated we don't have all of the FBI background check information back yet, so we are going to wait on assigning the bank signatories until next month. We can still do business as we still have 2 approved bank signatories, which are Stacy Savage and myself.

Amanda Homesley stated that we will need to look for a place to hold our April POA meeting as the Convention Center is already booked for the date and time. I will check with First National Bank tomorrow. I did check with Paul at BCWCID#2 and he said to plan ahead for a different meeting space just to be on the safe side in case the room at the new water district building is not yet ready to hold meetings.

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

Meeting was adjourned at 7:57 p.m.

	4/19/2022
Stacy Savage - TVPOA Secretary	Date
	4/19/2022
Amanda Homesley - Association Manager	Date