



**TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION
BOARD MEETING MINUTES**

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association
Tuesday, May 17, 2022 at 7:00PM

Meeting held at the BCWCID#2 Conference Room and online via Zoom

TVPOA Board Members Present:

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

Board Members Absent: None

Association Manager: Amanda Homesley

Administrative Assistant: Tiffany Ferguson

PUBLIC PRESENT: Greg Stigall, Mac Simpson, Tina Terry, Tony Terry, Lois Hornbuckle, Kris Cook, John Creamer, Victoria Glasser, Jackie Luna, David Carter, Diana Hugo, Jessica Zamora, Dan Zimmer, Jo Egitto, Rachel Duer

MEETING CALLED TO ORDER: Meeting was called to order at 7:06 p.m. by President, Jan Schwindt.

SECRETARY'S REPORT

1. Discussion and approval of the April 19, 2022 meeting minutes.

Mary Jo Creamer made a motion to accept the April 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 April 2022 financials.

Mary Jo Creamer stated for April the POA received transfer fees in the amount of \$16,875.00, for Clean Sweep \$145.00, and a little interest for the month for a total income of \$17,094.92. For expenses we spent \$16,095.68. That is for professional fees to the Montemayor firm for the financial audit we are currently undergoing, office supplies of \$1,400.00, repairs and maintenance of \$770.00 and Clean Sweep of \$431.70, which includes food for the volunteers and the portable restroom for that event.

Mac Simpson asked for Mary Jo to elaborate on the office expenses.

Mary Jo Creamer stated that most of the office expense is dedicated to Slack, which is over \$1,000.00. This is the fee for a full year and will be split with the ACC.

Mac Simpson asked what is Slack?

Mary Jo Creamer stated it is a place where the Board/Committee can have conversations and provide comments on specific topics.

Jan Schwindt elaborated that Slack is a tool like Microsoft Teams to communicate with each other. It is like text messaging on steroids. With text messaging you have one long string of texts with 20 different topics and with Slack, you make a channel for each of those topics. For instance, we can make a channel for reviewing financials and also make a channel for reviewing meeting minutes so that those conversations aren't convoluted.

Mac Simpson asked do you think this is better than text?

Ruth Bullock stated yes, for example when you send a text message, it is sent as is. With Slack, you can go in and edit your messages.

Ruth Bullock made a motion to accept the April financials. Stacy Savage seconded the motion. A vote was taken and the motion passed unanimously.

INFORMATIONAL UPDATES (For community knowledge only. No board action allowed)

1. Pine Post

Deena Eden wanted the residents to be aware that the Pine Post was reconfigured into a more aesthetically pleasing and user-friendly format.

Jan Schwindt stated a calendar and community updates were added, as well.

2. Roads

Amanda Homesley said she noticed there was a lot of chatter about the roads and so I reached out to Bastrop County Commissioner Mel Hamner and Paul Hightower, Director of BCWCID#2 (water district).

Jan Schwindt stated this is a road update from Paul:

“Sorry of the delay. The final phase of the Tahitian line is wrapping up soon, I'd say within next 2 weeks. With the hotter weather we have hitting so soon (which NOAA stated last week that so far, this May is the hottest on record since the 1800s...just some tidbit info for your meeting), but with this crazy weather, we've had several water main breaks which has really pushed our field employees. We are down several employees as well, so if you know anyone needing a job, send them our way! We need employees for both the utilities and roadside. As for current road projects, with everything mentioned above and the rising fuel costs, we have had to slow down. Materials alone have shot up close to 60% and most places hit us with a 20-25% fuel surcharge a couple months back and now we got another one from one of our main road base suppliers this morning. The distance we have been getting, with the money we get in for our roads, has been cut by about 30-40 percent, give or take. We are working on numbers now to see where we are. At minimum, we are going to get Kipahulu and a few others done that are in worse shape, but we will most definitely have to reevaluate where we are with funds. All this in the middle of a CPA/accounting software change which has been an absolute nightmare for us. This is the best I can offer right now. I'll give you a better update as soon as we figure out the best way to go. Thank you, Paul”

OLD BUSINESS

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

Permits issued for April 2022:

- 17 new homes
- 7 fences

- 0 pergola
- 0 decks/patio
- 3 sheds
- 0 garages
- 0 retaining walls
- 54 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 7
- 3rd letters sent out were 4
- Total for the month was 24
- 13 violations resolved (some resolutions may be from violations issued in previous months)
- 7 hours toured during the month for a total of 91 miles

Mary Jo Creamer asked how many of those 91 miles are between POA/ACC?

Amanda Homesley stated those were just POA miles.

Mary Jo Creamer asked Amanda if she puts down how many miles she tours in the Association's truck.

Amanda Homesley stated no. That is on the mileage log in the truck and is just for the ACC.

NEW BUSINESS

1. Discussion and possible action on fence approval at 141 Tahitian Dr.

Amanda Homesley stated that Mr. Moss (head of the local Pickleball Association) needs to redo the fence at the old tennis courts at the front of the Village and since it is in the Commercial area, he needs the POA to sign off on it, as well.

Charles Brading asked if this is a standard chain link fence?

Amanda Homesley stated it is a 6-ft black, vinyl chain link fence.

Once Mr. Moss gets our permit, he will then need to go to the City to get their permit approval.

Charles Brading made a motion to approve the fence permit for 141 Tahitian Dr. Mary Jo Creamer seconded the motion. A vote was taken and the motion passed unanimously.

2. Discussion and possible action on donations.

Jan Schwindt stated it is the middle of the year and there have been several years in the past where we have waited until December to decide last minute of how much and to whom to donate. We have looked at the donations from years past and I am asking the Board for suggestions to get the discussions started long before December 2022. We may determine dollar amounts at next month's meeting. In the past we have provided significant donations.

In 2020, we donated to the road district for maintenance for \$37,000.00. In 2022 we donated \$53,000.00 to three different organizations. In 2019 we donated to National Night Out, Leathernecks, Texas National Guard, YMCA, and the Fire Department. We have donated consistently to a lot of organizations, so I would like to hear from the Board who they would like to donate to and then we can talk about amounts after that.

Charles Brading stated the BCWCID is a direct benefit for this community and the same with the Fire Department.

Mary Jo Creamer asked what did we budget for donations this year?

Amanda Homesley stated \$30,000.00.

Mary Jo Creamer said we could have a surplus at the end of the year and spend more at that time, as well. We could only find donation records back to 2015 and since then, we have donated \$174,527.00. That's a pretty good use of our money to worthy organizations.

Jan Schwindt notified the audience that the only reason the records go back to a certain date is because we changed software, but we could dig further to get this information, if needed.

Ruth Bullock asked why are the BCWCID donations so different over the years?

Mary Jo Creamer stated it was whatever that particular Board felt like donating.

Jan Schwindt stated it was based on how much we could donate and also what was needed at the time. The ACC donated for the final unit drainage study and the POA matched that amount to the road district.

Ruth Bullock stated she would like to donate to BCWCID, military, and first responders. As a reminder, there are two Fire Departments; one for the City and one for the County.

Jan Schwindt added that only about 10% of Tahitian Village properties lie within the Bastrop city limits, so we will need to take that into consideration when determining donation amounts.

Charles Brading stated that he would like to ask the community for its feedback.

Jan Schwindt replied that we could send out a survey to the Membership for their ideas.

Jessica Zamora stated that the Emergency Management District (EMD) is so important because there are no full-time employees. I spoke with Chief Gill and he plans to hire full time in October. They have to hire in increments of 3 and now that the tax rate increase was approved by voters he can do that and possibly more. This truly needs to be our focus with donations since we will be very dry this summer with no rain in the forecast.

Jan Schwindt thanked Jessica for her comment and that she would like to keep the comments to the Board only at this time. We will put out a survey to the residents for their feedback very soon.

Stacy Savage stated I want to be sure that we include those we have had prior donation discussions with, like Pines & Prairies Trust. We also discussed using funds for possibly building out a playscape for the neighborhood children and a community garden. We don't want to lose track of them. Pines & Prairies has received donations from us before and they are going through a big revitalization. I want to be sure that these requests aren't falling off the radar.

Jan Schwindt encouraged the Board to add suggestions of organizations to the survey. We aren't making donation decisions tonight, but this is the preliminary discussion to make future decisions.

Tiffany Ferguson stated that donation requests must provide a benefit to Tahitian Village as a neighborhood. It's even mentioned on our paperwork, so we can put that on the survey going out to the Membership, as well.

Jan Schwindt stated she would like to see the survey out by the end of this week or at least by the end of this month.

Stacy Savage stated she liked the timeline.

Amanda Homesley asked if the Board wants the Membership to provide suggestions for the Board to pick from or if the Board wants to present choices to the Membership for the residents to vote on through the survey.

Jan Schwindt stated that she wants the Membership to make recommendations on which organizations the POA should donate to and also how much. Then, the board will vote from the Membership's suggestions and which amounts to donate at a later date.

PUBLIC COMMENT PERIOD (Each member has 3 minutes to speak. No Board action can be taken.)

Mac Simpson stated that he read on Facebook that we lost another deer due to speeding, which prompted me to call Commissioner Hamner to see what it would take to get speed bumps in Tahitian Village. Commissioner Hamer stated it would be \$500 for a set and these would be for rumble strips, if requested, not speed bumps. His recommendation was to contact the Sheriff's Department and request to get more officers out for traffic control across the Village. Tahitian Drive, Akaloa, Riverside, Airstrip - these are all dangerous zones. Tahitian is almost as big as Bastrop itself.

Ruth Bullock stated our roads run 65 miles if we stretched them out.

Mac Simpson said he would be glad to draft a letter to the authorities for the Board's approval and requested that all residents need to call the Sheriff's Department when they see speeders. We have far more families, children, pets, and our wildlife to protect and we need folks to get involved and be the "squeaky wheel".

Amanda Homesley requested that Mac provide his draft letter and that she can send to the Board for approval. There is a phone number in each edition of the Pine Post that residents can call if they witness speed violations or want to report other dangerous situations.

Tiffany Ferguson stated that Jo Egitto had to leave early, but in the chat section, Jo wanted to ask that the action of reconvening of the Tribunal to get the final count of votes received be added to next month's agenda under unfinished business topics.

Tiffany Ferguson stated I believe this was already addressed, wasn't it?

Jan Schwindt stated yes, it was just last month. Since the issue was closed after the election results were deemed valid and verified, we also instructed for all voting ballots and information to be destroyed. We could send the April meeting minutes to Jo, if that helps.

Amanda Homesley stated that the April meeting minutes that were just approved tonight will be posted on the website after they are signed by the Secretary.

EXECUTIVE SESSION

The POA entered an Executive Session at 7:46 p.m.

The POA reconvened in regular session at 8:01 p.m.

Jan Schwindt stated we had discussions on personal safety during and after our monthly meetings and offering an educational class for all of the Board members. We do have a Continuing Education budget so we talked about which class we wanted to do. The class will have to be taken between June 1st-August 31st.

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 8:02 p.m.



6/22/2022

Stacy Savage – TVPOA Secretary

Date

[Handwritten Signature]

6/22/2022

Amanda Homesley - Association Manager

Date