



# TAHITIAN VILLAGE

## TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association  
Tuesday, June 21, 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

**PUBLIC PRESENT:** Michele Plummer, Randy Hudgins, Tina Terry, Tony Terry, Lois Hornbuckle, John Creamer, Jackie Luna, David Carter, Jessica Zamora, Kris Cook, Michele Anderson, Randy Mikel, Susan Reeder, Robert Wallenhorst, Mary Asuncion, John Prince, Greg Stigall

**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 May 17, 2022 meeting minutes.

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

Mary Jo Creamer stated for the month of May we received a total income of \$26,517.88 and of that, \$23,400.00 was transfer fees and the other larger amount was from Blue Bonnet Capital Credit of \$2,917.89. Total expenses for the month were \$13,464.65. The largest expenses that are noteworthy expenses were the ongoing for the audit of \$3,000.00, legal fees of \$1,718.75, staff salaries \$3,888.99, auto expenses of \$739.00, and the April Clean Sweep event of \$4,409.95. Leaving a net income of \$13,063.23.

**Ruth Bullock made a motion to accept the May financials. Charles Brading seconded the motion. A vote was taken, and the motion passed unanimously.**

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

1. Sheriff's office response to Board letter regarding speeding issues

Jan Schwindt stated we had at the request of several residents for us to reach out to the Sheriff's office, Bastrop City Police and DPS to ask them to put some extra patrols in the Village because we have some dangerous speed issues here. There are certain roads where speeding is worse than others. We did have a patrol car that was parked out on one of the streets for a short period of time. The interesting thing is that Mel Hamner got complaints about that car sitting there but it did help with the speed for a while. They have agreed to do things to help alleviate the speeding. The objective is to not write tickets but to slow traffic down.

2. Update on golf course

Jan Schwindt stated I have heard through the grapevine that things are happening down there. We did reach out to Jessie, but nothing conclusive, so stay tuned. Hopefully we will have news next month.

3. Clean Sweep

Jan Schwindt stated Clean Sweep is July 16<sup>th</sup> from 8:00AM-12:00PM. We have talked about this in the past, but the event has been shortened from six hours to four hours because of Waste Management's reduced staffing and operational capacity.

4. Donation survey

Jan Schwindt stated we had a lot of response from the membership. We are going to keep the survey open until the end of June. Amanda was asked to send a reminder out next week. We received a lot of suggestions spanning a wide range organizations, so we are trying to be proactive for if and when the Board and Committee decide to make donations in 2022.

**OLD BUSINESS**

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

Permits issued for May 2022:

- 14 new homes
- 10 fences
- 0 pergola
- 0 decks/patio
- 0 sheds
- 0 garages
- 0 retaining walls
- 1 pool
- 68 total homes permitted in 2022

**NEW BUSINESS**

1. Discussion and possible action on attending Bastrop County Buyers & Builders Convention. Ruth Bullock stated this event is on Sept 17-18<sup>th</sup> at the Bastrop Convention Center where buyers and builders come in. Stacy Savage suggested we become a vendor to explain about Tahitian Village and the benefits of our community, so I wanted to bring it up for discussion. Charles Brading stated if there is someone on this board that would like to attend this, then

We should support them. If no one wants to do it, then there is no point. I am not sure someone wants to take their Saturday/Sunday to do this.

Stacy Savage stated since this was my original idea to bring it to the board, I think we should open it up for discussion to the ACC members to attend. But, even if there were no volunteer board or committee members that wanted to attend, we could still direct staff to attend if this is something we want to move forward with. This is promoting the community and that is part of staff's job. Maybe we could save up some staff hours the week of the event. I don't want to roll this over into overtime hours, but if we can change the work schedule that week or direct staff to go and then juggle hours so they can attend, that could work. I am not sure what days it lands on, though.

Ruth Bullock stated Saturday and Sunday.

Stacy Savage continued that at that time, we may have another staff assistant hired so they could possibly handle office duties while the Association Manager is at the event.

I think there are several options we could choose from here. I think the overarching goals are to promote our community to bring builders in to responsibly build, increase revenue for the Association, and to build community. Any chance to promote Tahitian Village is a good one and we should take it. It's a cheap entry fee and could get a lot of bang for our buck.

Jan Schwindt asked how do you feel we would get a lot of bang for our buck out of this?

Stacy Savage stated this is about creating inroads and building trust relationships with builders, contractors, realtors, potential home buyers, and current homeowners that are looking to settle in our community. I have talked with the organizer of this event who is a resident of Tahitian Village, as well. She wants us to attend to represent the Association and wants us to speak at the event. I think it would be a good idea to collaborate with them and work with the business community who is going to be developing Tahitian so we can have those stronger bonds with residents and companies who will be coming in. I think we can get a lot of people in and do a lot of promotion for about \$200.00. This is their first event and it is slated to be held annually. It would behoove the Association to get in on the ground floor to build trust with builders, contractors, realtors, and buyers.

Charles Brading stated I support you. You seem to know a lot about this and seem very passionate about this. Is this something you would do?

Stacy Savage stated potentially, but I would have to look at my own calendar. I have done a lot of tabling events and speaking events and I would feel comfortable attending. But, again, this is part of staff's job, so if there is anyone else that would want to volunteer to go, that would be fine. The main thing right now is to provide a directive for staff. Then, if there is anyone from the POA/ACC that would like to join staff who could provide support, then that is the route to go.

Amanda Homesley asked if it would be a good idea to ask the ACC if they want to do this since they deal with the building and the architecture issues.

Jan Schwindt stated she hasn't spoken with Greg (Greg Stigall, President of the ACC) about this because he has been on vacation for 2 weeks. I would like to see this on the ACC agenda. I can't attend this event as I will be out of the country.

Amanda Homesley stated it is on the ACC agenda for July.

Lois Hornbuckle asked how much is the entry fee?

Ruth Bullock stated \$250 for a 10 x10 space, electricity is \$10 extra and you get an 8-ft. table with 2 chairs. The event is open to the public.

Jan Schwindt asked if the POA wants to take a vote today.

Charles Brading stated I think we should wait and see what the staffing situation will be at that time.

Stacy Savage stated I agree that our priority is to hire and train one or two staff assistants first.

Jan Schwindt replied that another thing we can do is to send a TVNNN out to let people know about it.

Stacy Savage stated I believe it is free to the public for entrance.

Deena Eden stated she checked the website and didn't see an entry fee for the public.

Jan Schwindt said that the next ACC meeting is July 11<sup>th</sup> (moved for the July 4<sup>th</sup> holiday).

Deena Eden stated it's a good opportunity to let them know about utilities and the building guidelines.

Stacy Savage agreed and added that because we have strong standards through the building guidelines, this can be used to attract more prospective residents to consider constructing or purchasing their homes here.

2. Discussion and possible action on moving expiring CD money.

We have a CD that is expiring this month at Austin Telco in the amount of \$54,325.57.

Amanda got all the rates from the different banks and sent them out for review.

There are not really any good rates out there because of the economy, but we could keep it at Austin Telco for the next 18 months at a rate of 1.05 percent.

This would have us at \$196,700.00 at Austin Telco, which will keep us under the FDIC level. I am suggesting that we just roll it into an 18-month CD.

**Mary Jo Creamer made a motion to let the CD remain at Austin Telco in an 18-month CD at 1.05% interest rate. Ruth Bullock seconded the motion. A vote was taken, and the motion passed unanimously.**

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

Zoom chat question by Kris Cook: We have a staff opening? As of when?

Jan Schwindt stated we have a staff opening that is immediate. We haven't posted it anywhere yet. If anyone is interested, we will accept resumes and will post that tomorrow.

Charles Brading stated that the ESD did a great job on the chipping/shredding event and should be thanked for their efforts. They even did it in the rain and had a great turn out.

Jan Schwindt stated they did it at 2 stations as well and we will send a thank you note.

Michele Plummer stated she wanted to sign up to be a volunteer for the next Clean Sweep.

Amanda Homesley thanked her.

John Creamer stated that the ESD will be purchasing the Fire Department station building here in the Village. It will be going through Bastrop City Council and the Fire Chief will let us know when that happens. There will be some modernization to the building first in order to house firefighters 24 hours a day, which will cost approximately \$100,000.00. The City is requesting 2 bays be left for them to house equipment and is working that out in the agreement with ESD.

Jan Schwindt stated that this is a reversal of Council's prior decision to not allow the ESD to purchase that building, but this is great news for our subdivision. We encourage residents to attend the City Council meeting when that is being discussed and voted upon to demonstrate support for this issue.

Tina Terry stated that she believes that all POA/ACC board and committee members should be at the meetings in person.

Jan Schwindt stated this is our 2<sup>nd</sup> meeting here and we are glad we finally have a consistent meeting space here. While it is advantageous to have all board members here in person, there are still people that are still dealing with COVID issues, and I don't see Zoom going away.

Tony Terry stated Zoom is a great tool, but it doesn't need to be used by the board members. My wife is a cancer survivor and if she shows up then, everybody else can show up.  
Jan Schwindt stated thank you for that and we will take that under advisement.

Michele Anderson commented that attending in person as someone who is immune compromised is not possible for me because I am currently undergoing treatment. It's just not a reality, especially with COVID making a second round and so many people being infected. We need to remain flexible and allow those who can show up to show up and others who can't, should be able to use Zoom. The world is changing. I work remotely and rarely go into the office and I am still incredibly effective at my job. This is true for those who are a member of the community and also for those who are serving our community on the board/commission.  
Jan Schwindt stated thanks and we will take that under advisement.

Jessica Zamora stated that the water board has a quorum for board members and I think you all have done a great job at always doing that, too. Zoom is a great way to having a full presence of the board and the membership.

As far as email vetting, I think I read in the bylaws that there should be people vetting emails. I think that is the responsibility of the secretary, but I'm unsure who has that position currently. We had some emails go out last week that I wasn't happy about, so I wanted to see whose responsibility is that?

Jan Schwindt stated we will look into that and take that under advisement.

### **EXECUTIVE SESSION**

Jan Schwindt stated we discussed the issue that was brought up about the email issue that went about requesting volunteers for Clean Sweep. It was sent out the same way it has been the past, it was just brought to our attention it should be in a blind carbon copy (bcc) format instead of everyone's email out in the open and we agree with that. We apologize for any issues this may have created for anyone at all who was in the email group, and we will move forward to make sure those emails are blind copied instead.

There was no motion, just an administrative process to correct.

**The POA entered an Executive Session at 7:40 PM.**

**The POA reconvened in regular session at 7:48 PM.**

