



# TAHITIAN VILLAGE

## TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association  
Tuesday, July 19, 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:** Randy Hudgins, Tina Terry, Tony Terry, Lois Hornbuckle, John Creamer, Mike Arant, Alton Butler, Michele Plummer, Jim Berkner, Jackie Luna, David Carter, Jessica Zamora, Kris Cook, Sandy Stigall, Eddy Plummer, Susan Reeder, Robert Wallenhorst, Mary Asuncion, Greg Stigall, James Beck, Diana Hugo, Lee Wilson

**MEETING CALLED TO ORDER:** Meeting was called to order at 7:02 p.m. by President, Jan Schwindt.

### SECRETARY'S REPORT

1. Discussion and approval of the June 21, 2022, meeting minutes.

**Mary Jo Creamer made a motion to accept the June meeting minutes. Deena Eden seconded the motion. A vote was taken and the motion passed unanimously.**

### TREASURER'S REPORT

1. Discussion and possible approval of June 2022 financials.

Mary Jo Creamer stated notable for income is we had \$21,375 in transfer fees, Clean Sweep from Pine Forest for \$250, \$510 interest income with a total income of \$22,195.45. Expenses were staff salaries at \$3,761.00, professional fees for \$8,707.50, rent for \$325, Clean Sweep for \$152, website/technology for \$200, with a total expense of \$13,587 and net income of \$8,607.53.

**Stacy Savage made a motion to accept the June financials. Deena Eden seconded the motion. A vote was taken, and the motion passed unanimously.**

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

1. Clean Sweep

Amanda Homesley reported we had a great Clean Sweep. We had 216 vehicle drop offs and seventeen volunteers. It ran very smoothly and very proud that we had that many volunteers. Jan Schwindt thanked everyone who volunteered and to those who brought things up to Clean Sweep because it helps to keep our neighborhood clean.

2. Update on Pine Forest golf course

Jan Schwindt gave a brief update. We have been in contact with the new potential owner. The information that we have received is that once it is signed off on, the golf course will remain a golf course.

Alton Butler is the prospective buyer for the Pine Forest golf course and was available to give an update.

He has people out going over the proposal and making plans. The golf course needs an extreme amount of work. The main thing is, are there any do's or don't's from the POA and ACC perspectives? With all the paperwork I've read, the bones of the golf course are great. It is going to be a complete remodel. I read through the CCR's. Most of those are over residential area. Is there something that stands out to you guys? This is a stand-alone project. Amanda Homesley stated the main concern for the residents was that someone was going to come in here and make the golf-course into something else.

Charles Brading stated that this golf course is a wildlife area and makes it unique, but hard to split it up.

Mr. Butler has been dealing with FEMA and LCRA on floodway issues. We are talking about \$12 million dollars of work. I would like to present my plans to the POA and ACC on Thursday. There will be a semi-private course and it will be open to the public.

Stacy Savage stated so you are asking about the do's and don't's before you close at the end of the month, correct?

Amanda Homesley stated we already had one meeting last week with Jan, Greg, myself and David Bragg. He may want another meeting. We will be certain to do that if he is requesting that.

Stacy Savage stated that I wanted to be clear about cutting things down on the water line, and that he gets approval from both POA and ACC and that we have oversight. We want to be sure we have FEMA involvement, and we are protecting the homes on the golf course and around it. I have received indication that there may be bigger plans such as bungalows and RV pads all of which I don't think FEMA would allow. I'm not sure if you're moving forward with construction around that. I think as long as we have a very strong dialog with the POA, ACC, FEMA and the County, as well as your company then we can make sure all the regulations are followed accurately to the letter of the law to make sure our community and nearby homeowners are protected.

Alton Butler stated he deals with FEMA on a weekly basis. I am not going to get into something with a bunch of things I can't do if I put in \$12 million into it. I am trying to

11/11/2022

figure out all the rules first. FEMA and LCRA will tell me what I can and can't chop down as they're federal laws. I am looking for a level of understanding that this will increase the value of all the homes and the term "oversight" should really be a gray area because just one person can ruin a project.

Amanda Homesley stated once you have the plans, if you could produce those to the POA and ACC to look those over, which would be great. We appreciate you coming.

Alton Butler stated I am excited to get it done.

Greg Stigall gave Alton Butler the Tahitian Village email address.

Alton Butler stated he will be reaching out to the POA and ACC.

### 3. Update on Tahitian Land properties sold

Mary Jo Creamer stated that Tahitian Land was a corporation that was formed many years ago to people who turned in properties. It was closed several years ago because we weren't getting any money out of it. The ACC and POA were the two entities involved in it since the Water District had pulled out year ago. Since the properties have been selling for so much money over the past few years, it turned out that Tahitian Land was going to receive a large amount of money. We contacted David Bragg to see how we could facilitate this since we had already closed the corporation. Mr. Bragg had to file a lot of paperwork and we paid him around \$6,000.00 for his work. The POA and ACC received \$64,000.00 and it was split between the two entities. The money has been deposited.

Lois Hornbuckle asked if that money will show up in July's financials?

Amanda Homesley said if it is not showing on this report, it will be on July's report.

### 4. Update on the Fire Station

John Creamer stated that he spoke with George Martinez and the deal with the Fire Station fell through. The City of Bastrop wanted to throw in some extra contractual caveats and wanted to maintain partial ownership of the land, which the ESD isn't willing to agree to. George said they are looking at a site off McAllister Rd. area near the wells to develop a new Fire Station.

## OLD BUSINESS

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

#### Permits issued for June 2022:

- 16 new homes
- 7 fences
- 0 pergola
- 2 decks/patio
- 0 sheds
- 0 garages
- 0 retaining walls
- 1 pool
- 84 total homes permitted in 2022

Touring violation report showing a total of 51 letters delivered to residents:

- 1<sup>st</sup> letters sent out were 49
- 2<sup>nd</sup> letters sent out were 2
- 3<sup>rd</sup> letters sent out were 0
- Total for the month was 51
- 12 violations resolved (some resolutions may be from violations issued in previous months)
- 5 hours toured during the month for a total of 110 miles

2. Discussion and possible action on attending the Bastrop County Buyers & Builders Convention.

Ruth Bullock stated this was just back on the agenda to see what ACC stated.

Amanda Homesley stated the ACC voted not to do it.

Stacy Savage asked was there a specific reason?

Amanda Homesley stated they didn't see a reason in doing it as we don't go to builders, they come to us.

Charles Brading stated I concur with Greg. If someone wants to go, then they should go. I don't think staff should have to go. That's my opinion. If Stacy wants to go, then she should go.

Deena Eden stated the convention is also for buyers and not just for builders.

Stacy Savage stated that once the ACC voted, we were going to revisit on where we were on the hiring process to bring on a new Association Assistant. Do we want to table it to see where we are at? I think that its important, but whatever the Board wants to do. Are there any other types of events like this coming up this year or next that we should attend?

Mary Jo Creamer stated I personally don't think this will benefit us. People usually use their realtors or shop online.

Jan Schwindt stated should we go ahead and take a vote?

**Mary Jo Creamer made a motion to not participate in the Bastrop County Buyers and Builders Convention. Charles Brading seconded the motion. A vote was taken, 4 votes yes, 1 vote no, motion passed.**

Deena Eden volunteered to attend the event as a buyer to gain insights as to whether this is something to possibly attend next year.

3. Discussion and possible action on rumble strips.

Stacy Savage was asking for an update as this was brought up in the past.

Amanda Homesley stated I don't even know when this was on the agenda.

Stacy Savage stated this was a suggested method to reduce speeding and was brought up as a new agenda item in May or June.

Amanda Homesley stated this has been discussed a couple of times. Rumble strips are \$500 a set per Bastrop County Commissioner, Mel Hamner.

Jan Schwindt stated Mac Simpson asked us to write a letter to local law enforcement agencies to increase police presence in our neighborhood and I saw an officer writing a ticket just 2 days ago.

Stacy Savage asked if Amanda if she would touch base with Mel Hamner to see if there are any other options. Maybe Ruth knows of some options with her law enforcement

background.

Ruth Bullock stated I believe County has some rules and regulations as to what is and is not allowed on their streets, but I will check into it.

Amanda Homesley stated I believe there are some specifically for neighborhoods as well.

## NEW BUSINESS

### 1. Discussion and possible action on transfer fees.

Amanda Homesley stated I am bringing this up because buyers that don't go through title companies and have either moved their property from their name into a trust, have gotten a divorce, or are removing a name off their deed, should we be charging a transfer fee? Also, as of right now we have not charged a transfer fee for the lots that are bought off the county steps at auction. Should we be charging them this fee? Is there a reason we haven't been charging? Does anyone have any input on that?

Charles Brading stated if you remove a name, I don't think you should charge a transfer fee. If you are putting the property into a trust or if you bought it off the courthouse steps and transferring that name, then yes, charge the fee.

Amanda Homesley stated she is doing the same amount of work in each instance, so that is the question.

Charles Brading if it is the same person's name, we shouldn't charge.

Lois Hornbuckle stated you should probably talk to the County. Once you sell the property, all is paid for.

Amanda Homesley stated it would not be anything from the back, it would be a new transfer because of change of ownership.

John Creamer stated that is back taxes and road fees. They have the right to come back in 6 months to reclaim the property for courthouse properties.

Amanda Homesley stated I wonder if this is the reason.

Lois Hornbuckle stated to contact Noe Reyes's law firm with County about the sales tax.

Amanda Homesley asked what about Water District lots?

John Creamer stated this is the same situation, it is a change in ownership and should be charged transfer fees.

Jessica Zamora stated I am trying to understand a trust being a different owner. It is not a transfer of ownership, as I take care of all that with the county with my taxes.

Amanda Homesley stated you are transferring your name into a trust.

Jessica Zamora stated I would get with a lawyer on that because I still own that trust. It's still me and it still has my name on it. I think you should look into that before slapping a transfer fee on it. I don't know what paperwork the POA has to do in that perspective. I think there needs to be defined scenarios on any transfer fee language from a legal perspective.

Robert Wallenhorst stated the rule of thumb might be that if you have to file something with the County, which could trigger the need for a transfer fee. You can't exclude this, but include that. It seems the Courthouse would indicate whether we need to charge or not.

Jessica Zamora stated that is a good analogy. I just had to show paperwork to the County.

Amanda Homesley stated didn't they update the deed, though?

Jessica Zamora stated I think the deed was updated, but I didn't go anywhere to make that change; it was done through the lawyer.

Amanda Homesley stated we will look into it because essentially it got to the County Courthouse and filed and changed on the records.

Jessica Zamora stated but the County takes care of all of that so how would you get involved? How is the onus on the owner to tell you who the lawyer is?

Amanda Homesley stated it is up to the property owner to tell us what the name change is because we are having to pull County records to get the name changes because our records are not correct. We will look into it and contact our attorney and get it all straight.

2. Discussion and possible action on permit reporting  
Person who added this to agenda was not in attendance, so we skipped over this item.
3. Discussion and possible action on monthly ACC reporting to POA.  
Agenda item taken off per the person who requested it.
4. Discussion and possible action on Administrative Assistant candidate.  
Stacy Savage reported that we put out the job announcement several weeks ago. We have had 5 candidates that have applied so far. There are 2 Committees within in the POA/ACC. We are sitting down with Amanda to rewrite the job descriptions for both the Manager and Assistant to make sure everything is accounted for as far as daily, weekly, monthly, quarterly, and annually tasks. Then once that is updated, we will be moving to the vetting process. We will work through the candidates and then maybe do a round 2 and possibly a round 3 of interviews. We will keep everyone updated on where we are at. We will put out an announcement once we make a hiring decision.

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

Jim Berkner stated I was going to buy part of the golf course when Jessie Keener owned it. It is totally unused and is adjacent to my land. Amanda said that I can't buy it and I have read through every document possible and I can't find legally where it states that I can't buy it. Now it is back to David Buttross.

Charles Brading stated that his understanding is that the golf course is a wildlife reserve. You can't simply start re-subdividing the wildlife reserve. It must be a certain size to keep it a wildlife reserve. Ms. Keener was trying to sell you something that couldn't legally be done.

Deena Eden asked if Ms. Keener was the actual owner who was doing this?

Amanda Homesley stated no.

Jim Berkner stated I was going to keep it "as is".

Stacy Savage reminded the board that this is citizens communication only and if they have questions they need to go through Amanda or request to be part of the next meeting agenda.

Jim Berkner stated the only thing I got from Amanda is that you can't.

Stacy Savage stated the 3 minutes is up and we need to move on to the next person.

Michele Plummer stated that she did turn in a complaint before June's meeting, and it is now the July meeting. I emailed asking about it and got a response that it would be done in about a week, but that was 2 weeks ago. I am putting it out here again as it is supposed to be done in 15 days and we're way past that and I don't know why. Nothing has been done about my complaint.

Charles Brading would like to congratulate Randy Hudgins for stepping up and serving on the

ACC.

**EXECUTIVE SESSION**

Jan Schwindt stated we had several topics that we discussed in Executive Session, but nothing that entertained a motion or warranted a vote.

**The POA entered an Executive Session at 8:01 PM.  
The POA reconvened in regular session at 8:42 PM.**

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

**Meeting adjourned at 8:43 PM.**

[Redacted Signature]

*sep 28 2022*

[Redacted Name] - TVPOA Secretary

Date

*Charles Brading*

[Redacted Signature]

*9/28/2022*

Amanda Homesley - Association Manager

Date

The POA entered

The POA entered

Amanda

Stacy

Charles

The POA entered

Amanda

Stacy

Charles