



TAHITIAN VILLAGE

TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association
Tuesday, August 16, 2022, at 7:00PM

**Meeting held at the BCWCID#2 Conference Room and online via Zoom
TVPOA Board Members Present:**

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

Board Members Absent: Ruth Bullock

Association Manager: Amanda Homesley

PUBLIC PRESENT: Randy Hudgins, Tony Terry & Tina Terry, Lois Hornbuckle, John Creamer, Michele Plummer, Jessica Zamora, Greg Stigall, Geralyn & David Kiser, Janette Zamora, Bobby & Linda Stuart, Gwen Winter, Eddy Plummer, Kris Cook, Susan Castro Reeder, Robert Wallenhorst, Dan Zimmer, Mike Peppers, Sandy Stigall, David Carter, Jackie Luna, Mary Linda Corpus Asuncion, Randy Mikel, Jan Kuchel, Diana Hugo

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 July 19, 2022, meeting minutes.
Meeting minutes were tabled until next month's meeting.

TREASURER'S REPORT

1. Discussion and possible approval of July 2022 financials.
Mary Jo Creamer stated we had income of \$53,754.03. At the last meeting I reported that Tahitian Land a company that previously closed had excess funds due to the high amount the land was selling for. We had our attorney Mr. Bragg work on that to get the excess funds and it worked out that the ACC and POA both received \$34,077.42. Along with that we had \$19,175 in transfer fees. The expenses totaled \$2,147. Purchases were for toner, Microsoft, and items for Clean Sweep. Net income was \$51,606.67.

Deena Eden asked why the payroll looks low?

Amanda Homesley stated we do a reimbursement to the ACC and two months prior we had Tiffany on there so that is why it looks so low.

Charles Brading made a motion to accept the July financials. Mary Jo Creamer seconded the motion. A vote was taken, and the motion passed unanimously.

Message in Slack by Stacy Savage: The meeting minutes were posted in Slack by me, and no revisions were requested by anyone on the Board so why are they not being approved tonight? Jan Schwindt answered we have tabled them because our secretary has given notice and we will assign an interim, put this on the agenda for next month, have the secretary in place and then we will vote for the July and August 2022 minutes.

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

1. Golf Course

Jan Schwindt stated that the only update that I have is that it did sell. Alton Butler is the new owner.

Amanda Homesley stated that Mr. Butler will present his plans to the POA and ACC after they are finalized.

OLD BUSINESS

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

Permits issued for July 2022:

- 5 new homes
- 4 fences
- 0 pergola
- 1 decks/patio
- 3 sheds
- 0 garages
- 1 retaining walls
- 1 pool
- 89 total homes permitted in 2022

Touring violation report showing a total of 38 letters delivered to residents:

- 1st letters sent out were 14
- 2nd letters sent out were 24
- 3rd letters sent out were 0
- Total for the month was 38
- 16 violations resolved (some resolutions may be from violations issued in previous months)
- 8.5 hours toured during the month for a total of 107 miles

2. Discussion and possible action on rumble strips.

Amanda Homesley stated this has been brought up a few times. I got with Mel Hamner on this, and he did verify that it is \$500 per set for rumble strips. He did state that the only other thing that we could do was incorporate into our own city since we are bigger than the City of Bastrop.

Jan Schwindt stated we will take this under advisement and get some further information from Mel.

NEW BUSINESS

1. Discussion and possible action on McAllister Rd Fire Station land purchase.

Jessica Zamora stated that she talked to Chief Gil about the property on McAllister Rd which is conveniently or inconveniently across the street from the City Manger, Trey Job and he doesn't want it there because of noise and light. He is really fighting him on this, so I wanted to let you all know if he plans on going to the City Council that you probably need to be there. He stated they will be purchasing another piece of property on the flat side.

If they fight him, they will move further out. She just wanted us to be aware.

Charles Brading asked Jessica to let us know if we need to post something or show up for support.

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

Stacy Savage-I want this reflected accurately in the meeting minutes.

On August 12th, I resigned from my 3-year post as Secretary of the Tahitian Village Property Owners Association (TVPOA). I am joining 2 members of the Architectural Control Committee (ACC) who have also resigned in protest of the organizations unscrupulous tactics since mid-June. I joined this board in 2019 to serve my community, bring forth new perspectives and ideas, and ensure integrity and fairness of the Association's operations. Since then, I have personally witnessed appalling corruption, collusion and sabotage campaigns, and flagrant favoritism from the Association's current leadership and staff.

In the past, I have worked with many wonderful, bright, talented members and staff where we could easily collaborate, build consensus, and knock out hefty projects, like rewriting our governing Bylaws. But in my experience, this current POA, ACC, and administrative staff are status quo actors where stagnation is the goal.

Unfortunately, because of its staunch resistance to change, entrenched opposition to meaningful improvements, and personal vendettas; I can no longer expend my energy helping correct this organization's lack of leadership and vision. Doing so would allow my complicity in their wrongdoings against the Tahitian Village Membership, so I must immediately step down.

My direct calls to action to the community to anyone listening who wants to spread the word or you want to affect change in Tahitian Village, you can run for POA/ACC office, recruit trustworthy POA/ACC candidates and vote for them before the annual meeting, attend and speak out at the POA & ACC monthly meetings, review the monthly financials and meeting minutes of each entity, ask to see signed building permits (public info), read and understand the ACC building guidelines so you can tour your subdivision Unit to report builder violations and follow up on them to ensure action from the administrative office.

Over the years, I have learned so much about our community and formed many cherished friendships. Thank you to the membership for electing me and allowing me to serve in this position. It's truly been an honor.

Lois Hornbuckle stated she wants to piggyback off of what Jessica was talking about the Fire Station. I think the POA should get in touch with Josh or George Martinez. What they did after the 2011 fires was have Michael Hubbard teach a class on Firecap and they opened it up to all

residents of the subdivision. You signed up and you came in and they presented you with books and manuals about what to do with your property. Its how to improve your property and give you knowledge on how to keep it safe. I wanted to present this to the POA and possible start this to get those classes started.

Jessica Zamora stated she sent over information on FireWise. I have been working with Josh Gil and the former fire chief as well. It does take work from the community. George Martinez stated he would do classes if he could do them in this room. It is going to take a lot of effort to do this. I think with FireWise you have to build your own Committee so you could do that, or I am more than happy to take that on. I am looking to be on next months agenda to present it.

Gwen Winter stated she has been here for over 20 years and have supported that fire station. Our taxes went to pay for that fire Station. We have one here in our own community and I don't care if it is started with one person. I am thoroughly opposed to new ones going up. We can service the one that is here.

Geralyn Kaiser stated that she is concerned and a little confused because of the things on Facebook about people resigning. You hear comments that don't agree with each other, and I would really like to hear from you all at some point and to be just as transparent as you can be. Why people are resigning and what are the concerns so that it doesn't scare people away from wanting to serve the Association.

Michele Plummer stated that she knows that her agenda item got removed but she wants it noted in the comments that I know the Board met on Thursday. I got on and talked about the complaint that was filed against Stacy Savage. I don't know the outcome of it still as I haven't heard from anyone. I have a good idea of what happened because Stacy resigned the next day, but I still haven't received any answers.

Charles Brading stated most people who live here want to be left alone. Most people who are doing something outrageous is when we do something. We don't get paid, this is volunteer work. I appreciate everyone for coming out here and taking the time out of your day to come out to ask questions. We are going to be as transparent as we can with you to let you know what is going on. We will show you where our money goes and all of that. We believe there are things happening that are making it better now. So, thank you for coming.

Tina Terry stated that she wanted to give a special thank you to Amanda. Every time I call, she always answers my questions. Any issues or questions, she has answered me. I feel like she doesn't get enough credit for what she has done.

Bobby Stewart asked how does this work if we make comments and the Board can't respond? How does it ever get resolved?

Jan Schwindt stated we will contact the entities and they will keep us in the loop.

Amanda Homesley stated that she recommends that someone emails her to request that they be put on the agenda. It opens the door to open the conversation.

There is not a list of running agenda items.

Amanda stated if you want on the agenda to email the request a week prior to the POA meeting.

Charles Brading states there is also an Architectural Committee that is separate from the POA

that deals with permits and architectural issues.

Jan Schwindt notes that you bring the subject and content so the Board can review it in advance. The more information, the better.

Mary Jo Creamer stated back in April or May we approved the audit. Montemayor is doing the POA and the ACC audit. They are currently wrapping up both. They will come in and do a report. Anyone at the original meeting is probably wondering what happened with this and it has just taken this long.

Jessica Zamora asked will David Bragg be here at that meeting? Will David Bragg be involved in the dispensing of the audit information?

Mary Jo Creamer stated David Bragg has nothing to do with the audit.

Jan Schwindt stated the auditor will come and present the audit

Dan Zimmer asked to clarify has the audit company yet been in house looking at records?

Amanda Homesley answered, no they have received everything through email.

Dan Zimmer asked did you say they will be in house looking at internal records?

Amanda Homesley answered I don't know if they will come in house looking at internal records because I have sent everything they have requested electronically. And everything electronically from the banks as well.

Jan Schwindt stated when they get the audit finished, they will come into our meeting and discuss with the Board and membership.

Dan Zimmer stated will that be a public meeting or a board meeting?

Jan Schwindt stated I don't know the answer to that.

Dan Zimmer stated it should be a Board meeting.

Deena Eden asked if the property on McAllister is part of Pine Forest, and do they have an active POA?

Amanda Homesley stated yes, they do.

Jan Schwindt stated the land is part of the water districts land and they are working a deal where the well is.

Deena Eden asked are there any POA guidelines?

Jan Schwindt stated they are a government entity, and we don't have governance over them.

EXECUTIVE SESSION

None

Charles Brading made a motion to adjourn. Mary Jo Creamer seconded the motion. A vote was taken, and the motion passed unanimously.

Meeting adjourned at 7:46 PM.

TVPOA Secretary

Date

5 SEP 28 2022

Amanda Homesley - Association Manager

Date

9/28/2022