



TAHITIAN VILLAGE

TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association
Tuesday, September 20, 2022, at 7:00PM

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

TVPOA Board Members Present:

Ruth Bullock, Mary Jo Creamer, and Deena Eden

Board Members Absent: Jan Schwindt and Charles Brading

Association Manager: Amanda Homesley

PUBLIC PRESENT: Randy Hudgins, John Creamer, Lois Hornbuckle, Greg & Sandy Stigall, Tony & Tina Terry, Eddy & Michele Plummer, Kris Cook, David Carter, Jackie Luna, Charitty Alexander, Robert Wallenhorst, Jessica Zamora, Jackie Luna, Stacy Savage, Dann Zimmer, Diana Hugo, Jessica Runnels

MEETING CALLED TO ORDER: Meeting was called to order at 7:00 p.m. by Vice President, Ruth Bullock.

SECRETARY'S REPORT

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

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

2. Discussion and approval of the August 16, 2022, meeting minutes.

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

Mary Jo Creamer stated that our income is from transfer fees which were \$14,650 and \$250 in Clean Sweep with a total income of \$14,900. Expenses was for truck maintenance of \$1,313.10, total payroll expenses of \$2,508.78, Clean Sweep of \$2,632.57 with total expenses of \$7609.35 and a net income of \$7290.65. Transfer fees are still coming in but are slowing down.

Deena Eden made a motion to accept the August financials. Mary Jo Creamer seconded the motion. A vote was taken, and the motion passed unanimously.

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

1. Fire Station update:

Amanda Homesley stated that she contacted George Martinez about this and received the following information by email on September 12th:

We could not come to terms with the City to purchase the Tahitian fire station. My understanding is the city will continue to operate it as a fire station. ESD 2 is working with WCID 2 to purchase an acre of property at McAllister and Tall Forest. We are waiting on a survey and development approval from the City because it's in the City's ETJ.

2. Clean Sweep update:

Amanda Homesley stated that Clean Sweep will be on October 15th from 8-Noon and if you would like to volunteer, please let us know.

OLD BUSINESS

1. ACC – Report given by Amanda Homesley

Amanda Homesley stated that the agenda that went out had some incorrect information on it so the information given now will be the correct #'s given.

Permits issued for August

2022:

- 13 new homes
- 9 fences
- .0 pergola
- 3 decks/patio
- 4 sheds
- 0 garages
- 0 retaining walls
- 0 pool
- 102 total homes permitted in 2022

Mary Jo Creamer asks if there were a lot of new homes in September.

Amanda Homesley stated no, things were slowing down.

Touring violation report:

Amanda Homesley stated she will provide the report later.

NEW BUSINESS

1. Discussion and possible action on Zoom meetings.

Mary Jo Creamer stated because we seem to have issues with talking over each other and other people don't do Zoom any longer, we were thinking about doing Facebook live. I recommend we disconnect Zoom and do Facebook live beginning in October.

Deena asked if we could monitor comments?

Ruth Bullock stated I don't see why not.

Amanda Homesley stated she would like to make a comment about comments on Facebook

as we don't allow comments but do get messages.

They understood as long as we monitor and answered questions.

Deena Eden stated I do think Zoom allows more participation sometimes. Have we received any comments about audio or video?

Mary Jo Creamer stated we were constantly repeating everything, and it slows everything down.

Ruth Bullock stated that the same people on Zoom can be the same people on Facebook.

Deena Eden stated if its because we want board members then we could hold them to a higher standard, but I think there should be an option for Zoom in case something happens.

I don't know if we should rule it out all together.

Mary Jo Creamer stated for the Water District, the exception is for the attorney to be able to call in.

Deena Eden stated, I think Facebook live is a good idea.

Ruth Bullock stated a speaker would be a good idea for an alternative.

Michele Plummer stated the only person that calls in for the Water District is the attorney.

They ask in advance who can meet for the next meeting to ensure they will have a quorum so they can set it appropriately.

Robert Wallenhorst stated that since this is a POA and not a HOA you would think the board would take that into consideration since some members live outside of Bastrop area.

Mary Jo Creamer stated they would still be able to watch the Facebook live.

Robert Wallenhorst but not for participation and that shouldn't be ignored.

Deena Eden asked is a conference call acceptable?

Michele Plummer stated as you can see everyone on Zoom can see us, but we can't see 99% of them if they aren't on live so you don't know if it is actually them.

If they want on, they can get on the agenda or email questions in advance.

Mary Jo Creamer made a motion to discontinue Zoom but do Facebook live and conferencing effective October. Deena Eden seconded the motion. A vote was taken, and the motion passed unanimously.

2. Discussion and possible action on donations.

Mary Jo Creamer is appreciative of all the comments that our residents sent into the different organizations that wanted us to donate to that was more than what we did in the past.

Between the ACC and POA we will be giving from each entity the following:

BCWCID#2	5000
Bastrop ESD	
#2	5000
Veteran	
Srvcs	2500
Bastrop	
Food Pantry	2500
Meal on	
Wheels	
(Bastrop)	2500

(Bastrop)	
Sheriffs	
Dept.	2500
Pines &	
Prairie Trust	500
Bastrop	
Animal	
Shelter	500
Save an	
Angel	
(Bastrop)	500

Total: \$21,500

These donations will be made by the end of the year.

Mary Jo Creamer made a motion to donate to those businesses in those amounts. Deena Eden seconded the motion. A vote was taken, and the motion passed unanimously.

Lois Hornbuckle asked if these will be from both ACC and POA?

Amanda Homesley stated yes, the ACC already made the motion at their meeting already this month.

3. Discussion and possible action on transfer fees.

Amanda Homesley stated that she previously brought up the transfer fee discussion last month and we currently charge other transfer fees. The question I have is auction lots and lots sold from BCWCID#2 that we don't charge for. Does the board want to charge for these and if so what effective date? I also went to our attorney Mr. Bragg, and he did state there is no reason why we can't charge those transfer fees.

Mary Jo Creamer stated I think we should be charging them.

Mary Jo Creamer made a motion to charge a transfer fee for lots sold at the County auction and BCWCID#2 lots. Deena Eden seconded the motion. A vote was taken, and the motion passed unanimously.

Deena Stated auction lots are the lots with back taxes and BCWCID#2 are lots that they just own?

Mary Jo Creamer answered, yes.

Lois Hornbuckle stated if you agree with this you need to contact the County and they inform them there is now a fee.

Amanda Homesley stated she is aware and has already spoken to Hannah. And they need to know because we have recently been informed that a lot was sold through County and a lot was clear cut and this will help them to know.

Stacy Savage in chat: How much money have we lost because we have not identified and addressed this sooner?

Amanda Homesley stated I have no idea that is why it was brought up because we thought we should be charging that.

4. Discussion and possible action on desktop/printer purchase.

Amanda Homesley stated we are looking to purchase a desktop computer and a printer for the office. A desktop for the new person coming in and a printer because ours went out. We will be splitting this with the ACC so if we could get the POA to agree to this as well, the total amount will be \$1700 and so the POA half will be \$850.

Mary Jo Creamer made a motion to purchase these items. Deena Eden seconded the motion. A vote was taken, and the motion passed unanimously.

5. Discussion and possible action on sign for pickleball Association.

Amanda Homesley stated that the Pickleball Association wants a sign and since they are in the Commercial area, I need both the ACC and POA to sign off on it.

Mary Jo Creamer made a motion to approve the Pickleball Association sign. Deena Eden seconded the motion. A vote was taken, and the motion passed unanimously.

6. Discussion and possible action on the adoption on the Firewise program.

Jessica Zamora stated that she submitted something about a month ago about the Firewise program.

The audience can't hear you, but we will try our best.

I just wanted you to review it and what information you need. I am looking for some Fire Program and have talked to the ESD President who wants to teach to our residents.

I can come back with additional contacts. I have talked with Lois who has talked about a less stringent program as it doesn't have as many requirements to qualify for.

Ruth Bullock asked if they could get together and we can put them on the October agenda.

Amanda Homesley stated October 18th.

Can you give me a list of questions or concerns you have?

Did Jan email you with questions?

Jessica Zamora stated I don't believe so.

Amanda Homesley stated I will get with her and see.

Ruth Bullock restated to the audience and Lois Hornbuckle the conversation since it was hard to hear what the plan was and that you two would get together and present next month.

7. Discussion and possible action on approval of lot R40331.

This motion was done in advance on August 18th. Greg Stigall made a motion, in conjunction with, that the POA and the ACC approve the transfer of R40331 from BCWCID#2 to Bastrop County for the purpose of adding to the master drainage plan. Randy Hudgins 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.)

Lois Hornbuckle 151 Mahalua stated was there any news on the fire mitigation. Last month she mentioned they were on Hoffman Rd. Any news?

Amanda Homesley said no.

Lois Hornbuckle stated she will get the information to Amanda.

What she understands is they will come onto the property, and they will do what you ask. They will clear and leave it and then will mulch. You will then take care of what comes back in the years to come.

Lois Hornbuckle 151 Mahalua stated we should work with ACC and the Water District to get a Welcome packet together for new people that are coming in so people will know what the Association does, who does what, what they pay the road fees for and where it goes and that its not the POA and try and get some of this confusion cleared up. They need to know if they are City or County. For trash, are you City and have to use City or County and can choose? Explain what Clean Sweep is to them and may include something about the chipper. And lastly about the pine trees and if you have beetles or if you have a pine tree that dies and if they are located near a power line then to contact Bluebonnet Electric and they will cut it down for free.

Tina Terry 132 Naalehu wanted to agree with her. She didn't know about anything when they moved here until they joined the neighborhood watch page. She thinks this would be good.

The POA entered an Executive Session at 7:39 PM.

The POA reconvened in regular session at 8:08 PM.

Deena Eden made a motion to appoint Daniel Zimmer to fill the vacancy to the end of the year. Mary Jo Creamer seconded the motion. A vote was taken, and the motion passed unanimously.

Mary Jo Creamer made a motion to appoint Charles Brading as Board Secretary. Deena Eden seconded the motion. A vote was taken, and the motion passed unanimously.

Mary Jo Creamer made a motion to send 3rd letter violations to our attorney once pictures have been sent and approved by the board members. Deena Eden seconded the motion. A vote was taken, and the motion passed unanimously.

Mary Jo Creamer made a motion to approve a raise for the office manager. Deena Eden seconded the motion. A vote was taken, and the motion passed unanimously.

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

Meeting adjourned at 8:10 PM.

[Redacted Signature]

Charles Brading, TYPOA Secretary

Oct 18 2022

Date

[Redacted Signature]

Amanda Homesley Association Manager

10/18/2022

Date