



TAHITIAN VILLAGE

TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association
Tuesday, October 18, 2022, at 7:00PM

Meeting held at the BCWCID#2 Conference Room

TVPOA Board Members Present:

Jan Schwindt by teleconference, Mary Jo Creamer, Charles Brading, and Dan Zimmer

Board Members Absent: Ruth Bullock and Deena Eden

Association Manager: Amanda Homesley

PUBLIC PRESENT: Steve Adamcik, Nick Textor, Lois Hornbuckle, Greg Stigall, Eddy & Michele Plummer, John Creamer, Jessica Zamora, Gilbert Zamora, Kathryn Zimmer, Marianna Hobbs

MEETING CALLED TO ORDER: Meeting was called to order at 7:01 p.m. by President, Jan Schwindt.

SECRETARY'S REPORT

1. Discussion and approval of the Sept 20, 2022, meeting minutes.

Dan Zimmer made a motion to accept the September 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 September 2022 financials.

Mary Jo Creamer stated that our total income for September was \$12,150. Expenses were \$28,690. We had a net loss of \$16,540. Notable was donations including road maintenance of \$5000. We received recommendations from the community and those totaled \$11,500. Total in donations were \$16,500. Other expensed included D&O liability insurance in the amount of \$6,138 and normal bills including salaries and legal fees were also paid, giving a total of \$28,690.

Lois Hornbuckle stated at some point will you list who/what the donations were?

Amanda Homesley stated it was on last months agenda and they will be posted on the website in the September minutes late this week or next.

Dan Zimmer asked if there was an update on the audit.

Mary Jo Creamer stated the auditors are still asking questions.

Amanda stated it has been 7 months.

Mary Jo Creamer asked Amanda to give the auditors a call and to see where they are on the audit.

Charles Brading made a motion to accept the September financials. Dan Zimmer 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 update:

Amanda Homesley stated we had a great Clean Sweep event. We had 222 vehicle loads and 16 volunteers. Lots of helps, some new volunteers. We did a great job and thanked everyone that came and helped.

OLD BUSINESS

1. ACC – Report given by Amanda Homesley

Permits issued for September 2022:

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

Touring violation report for August showing a total of 16 letters delivered to residents:

- 1st letters sent out were 4
- 2nd letters sent out were 4
- 3rd letters sent out were 8
- Total for the month was 16
- 20 violations resolved (some resolutions may be from violations issued in previous months)
- 10 hours toured during the month for a total of 83 miles

Touring violation report for September showing a total of 20 letters delivered to residents:

- 1st letters sent out were 11
- 2nd letters sent out were 5
- 3rd letters sent out were 4
- Total for the month was 20
- 14 violations resolved (some resolutions may be from violations issued in previous months)
- 13 hours toured during the month for a total of 110 miles

NEW BUSINESS

1. Discussion and possible action on the Holiday Contest.

Amanda Homesley wanted to make sure the Board wanted to continue with the Holiday Contest.

Jan Schwindt asked did we have a good turnout last year?

Amanda Homesley stated we had about 16 homes last year.

1st Prize-\$100

2nd Prize-\$50

3rd Prize-\$25

Participation-\$10

Jessica Zamora asked is anyone going to tell us who Dan is?

Amanda Homesley asked Jan if she wanted to wait until public comment?

Jan Schwindt stated yes.

Charles Brading made a motion to continue with the Holiday Contest with the same prize amounts. Dan Zimmer seconded the motion. A vote was taken, and the motion passed unanimously.

2. Discussion and possible action on Annual Meeting date, time and location.

Amanda Homesley stated that she went around the same date as last year.

I am looking at January 28th, Best Western is available at the same rate at \$450. They are the only place that was available, so we need to book.

The date timeline is worked out. That would make candidate registration deadline on 12/2 and the Election Committee deadline will be on 11/2. I would post both tomorrow and need to know if the Board is in agreement so I can book the room.

Jan Schwindt stated is the conference room available?

Amanda Homesley stated it wouldn't hold that many people.

Charles Brading made a motion to agree to the Annual meeting date and timeline deadline dates discussed. Dan Zimmer seconded the motion. A vote was taken, and the motion passed unanimously.

3. Discussion and possible action on candidate packet deadline.

*This date was included in the previous motion, the date of the candidate registration deadline is 12/2/2022.

4. Discussion and possible action on Election Committee deadline.

*This date was included in the previous motion, the date of the Election Committee volunteer deadline is 11/2/2022.

5. Discussion and possible action on Election Judge.

Amanda Homesley stated that next month we can discuss this more, but I wanted to get the word out that Election Judge would be needed. They need to be CPA, notary, lawyer, can't be affiliated with anyone on the board/employee or live in Tahitian Village. If you know of someone, send them our way if they would be interested.

Jan Schwindt asked, and do we pay them for that?

Amanda Homesley stated that the pay is \$500.

Jan Schwindt asked when do we have to have them chosen?

Amanda Homesley stated she will look and let us know. She will put it back on next months agenda.

Jan Schwindt asked is it on the list we looked at?

Mary Jo stated, no its not.

Greg Stigall stated he believes the Election Judge will be needed before the ballots go out.

Jan Schwindt asked that all dates be added to the timeline in the future.

No action is needed right now, we just need to get candidates as well as Election Committee candidates.

Amanda Homesley stated, correct.

6. Discussion and possible action on Employee Handbook.

Amanda Homesley stated that the handbook was sent to everyone. We were adding Federal Holidays to the employee calendar and wanting to get that approved.

Mary Jo Creamer asked how many Federal Holidays did we add?

Amanda Homesley stated she was unsure, either 2 or 3.

Jan Schwindt asked if we could table that until our next meeting.

Amanda Homesley stated sure.

7. Discussion and possible action on in home businesses.

Tabled as resident was not in attendance.

8. Discussion and possible action on Firewise.

Tabled per Jessica Zamora for next months agenda.

Lois Hornbuckle stated that she spoke to Josh Gil and there is a problem with Fire Wise in Tahitian. There are too many rules and regulations with Fire Wise to receive certification. The entire community will have to agree to it. They will need to be able to remove trees that are too close to the house and because of our rules, they can't do that and it negates the whole program. There is a different program called Fire Cap. We can contact Josh Gil, ESD who has money for education and can work with the POA. They will teach classes and be active with

residents and evaluate properties to make it safer from fire. Since we have a large community, they need to be educated.

The fire mitigation, FEMA money can only come in to the area once if they have already been there.

Abba is the director and will put our name back on the list and maybe they can come into a different section in Tahitian. The POA needs to keep in touch with them. They come in with chippers and then the property owners will have to agree to maintain it.

I will give the information to Amanda for you all to contact Josh Gil.

ESD will be doing the chipping next month.

I would like to see if we could do this in conjunction with Clean Sweep. After the chipping we need to get rid of the mulch that day as we don't want the mulch laying around.

Dan Zimmer asked, if we have wood and we can't burn it, what do we do with it?

Lois Hornbuckle stated, you can bring it to Clean Sweep or bring it up to the chipper event next month that ESD is bringing in at the Water District in November.

We also need to talk to Pines and Prairie and Master Naturalist to see if they want any of the mulch.

Jan Schwindt stated we will add Fire Wise back on the agenda for November.

Jessica Zamora stated you can take it off.

Jan Schwindt stated thank you for the work both of you have put into it.

Charles Brading stated we need to put the chipper information into the Pine Post.

Amanda Homesley stated if that is for November, please send it to her and she will include.

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

Steve Adamcik stated he is a resident of Colovista. He and his wife retired a few years ago and he is the president of Mud#1. There are active discussions with the Appelts and Texas Aggregate LLC, for siting a sand and gravel pit. It is 1.8 miles across the valley from the corner of Tahitian Dr. and Riverside Dr. 600-acre ranch, most of it is in the flood plain some of it is in the flood way. Nick Textor is with me, and we have gotten engineers. I ask that Tahitian put out a notice to attend a commissioner's court on Monday at 9:00. This is a cancer and once this starts, this will be hard to stop. We would like your support and Clara Beckett asked that we fill the court room.

Charles Brading asked do they have an environmental impact statement already?

Steve Adamcik stated they have light regulations by the state.

Jan Schwindt stated I would like for you to get the information to Amanda so she can publish it electronically and thanked him for the update.

Jessica Zamora stated so the August meeting minutes were signed by someone with a signature

that was redacted. Who was the temporary secretary?

Amanda Homesley stated that Charles Brading was announced at the meeting.

Jessica Zamora when were you going to tell us he was appointed as?

Amanda Homesley stated it wasn't email blasted if that is what you are meaning.

Jessica Zamora asked was it discussed in the meeting?

Amanda Homesley answered, yes.

Jessica Zamora why is dialing in when we don't do Zoom any more because I am sick but I am here to see what is going on and it would be nice to dial in so I wouldn't get other people sick?

Mary Jo Creamer stated we would do Facebook Live and dial in for teleconferencing if it was needed.

Jessica Zamora asked is it for everybody of just board members?

Amanda Homesley stated board members, attorney.

Mary Jo Creamer stated this was discussed at the last meeting.

Jessica Zamora asked are we going to do what the Water Board does and ask if board members can be present at the next meeting, so we don't have to do alternatives?

Jan Schwindt stated the only reason I am on tonight is for an emergency basis. Ruth is out sick and without Ruth and Deena not being available, we would not have had a quorum. There was so much important information on this agenda, which is the only reason I came on by phone.

Otherwise, we would have had to cancel the meeting.

Jessica Zamora stated, just looking for transparency.

Dan Zimmer introduced himself and his wife Kathy. They bought their house 5 years ago. He has a degree in finance from Northern Illinois University. He was a former Chief Credit Officer of a bank in the Indiana market and has an extensive finance background in profit management. I have some history with non-profits and feel qualified for this position.

Jan Schwindt he is filling out the term of Stacy which expires this year. If he wants to re-run for the following term, he will have to be a candidate.

Jessica Zamora asked when does that term end?

Jan Schwindt stated technically at the Annual meeting.

Dan Zimmer made a motion to adjourn. Charles Brading seconded the motion. A vote was taken, and the motion passed unanimously.

Meeting adjourned at 7:45 PM.

	11 / 15 / 2022
Charles Brading, TYPOA Secretary	Date
	11 / 15 / 2022
Amanda Homesley - Association Manager	Date