



TAHITIAN VILLAGE

TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association
Tuesday, November 15, 2022, at 7:00PM

Meeting held at the BCWCID#2 Conference Room

TVPOA Board Members Present:

Jan Schwindt, Ruth Bullock, Mary Jo Creamer, Charles Brading, and Dan Zimmer

Board Members Absent: Deena Eden

Association Manager: Amanda Homesley

PUBLIC PRESENT: Randy Hudgins, Robert Williams, Greg & Sandy Stigall, Tony & Tina Terry, Carol Weber, Marianna Hobbs, Lois Hornbuckle, Michele Plummer, David Carter, Angela Plunkett, Kathryn Zimmer

MEETING CALLED TO ORDER: Meeting was called to order at 7:00 p.m. by President, Jan Schwindt.

SECRETARY'S REPORT

1. Discussion and approval of the Oct 18, 2022, meeting minutes.

Ruth Bullock made a motion to accept the October 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 October 2022 financials.

Mary Jo Creamer stated we took \$113.21 of interest, transfer fees of \$9,930.00, with total income of \$10,043.21. Our total expenses were \$4,139.36 and our net income was \$5,903.85. Largest expense was for staff salary of \$4,777.55, legal fees of \$600, annual meeting of \$225, Clean Sweep fees of \$357.60 and website/technology of \$200.

Charles Brading made a motion to accept the October financials. Dann Zimmer seconded the motion. A vote was taken, and the motion passed unanimously.

2. Discussion and possible action expired cd.

Mary Jo Creamer stated that if you look on the balance sheet, the Frontier cd sheet states it expires on 12/2023 but for some reason they only put it in for 1 year. It is for \$81,779.05. We added it to the agenda since it was expiring. Right now, the interest rate 2% and it was .45%. I

3. Discussion and possible action on POA audit.

Amanda Homesley stated that we don't have any information regarding the audit yet, we are still waiting on it. He did ask for an increase of \$1000 for both the POA and ACC.

Mary Jo Creamer stated he was the low bid if I recall. The others were \$13-\$15K. He sent an email stating it was more involved.

Dann Zimmer asked did he give us a timeline of completion?

Mary Jo Creamer stated she thought it would be done by now.

Dann Zimmer asked does he have a resolution to wrap it up without confirmation from the title companies?

Amanda Homesley stated that we are having a meeting this week.

Dann Zimmer asked if he could attend.

Amanda Homesley and Mary Jo Creamer both stated, yes.

Charles Brading suggest that we wait until after the meeting and table it to the December meeting.

Jan Schwindt stated this will be tabled until the December meeting.

4. Discussion and possible action on Mission Statement-Jan Schwindt

Jan Schwindt asked Dann Zimmer to discuss this topic.

Dann Zimmer stated that I asked if the POA/ACC would write a mission statement. It would be a framework to get everyone on the same page. It should be a short, concise statement.

I think it is best lead by one individual who is probably the President to bring it up to the public.

We are here so that everyone understands why it is important to have a community and that everyone follows the rules. This is our mission and what we expect and that everyone gets on board. I was hoping to get it done by the Annual Meeting, but I don't see that feasible at this point. That was my first suggestion being on the board.

Carol Weber if these statements are made, can these be enforced.

Jan Schwindt there is power given to us by the CCR's and the constitution. The biggest problem is that the documents are very outdated. We have talked about getting the documents updated and at an Annual or special meeting ratified by the members. The problem is we need a 2/3 response and out of state/country lots and those types of things. It has not happened at this point.

Carol Weber asked could it happen prior to the Annual Meeting?

Jan Schwindt stated no. It could be next year or a Special Meeting.

It is a huge process.

Carol Weber asked are you willing to take this on?

Jan Schwindt stated, yes.

5. Discussion and possible action on Election Judge.

Amanda Homesley stated that we need an Election Judge and per the Bylaws it states that they cannot live in Tahitian Village, needs to a CPA, or an attorney or a notary.

I have found one that works at the Water District, who is a notary and does not live in Tahitian Village. Her name is Nikki Swain and she stated that she is interested in doing it.

I wanted to bring her to the board. We need to find one and make a motion. It does need to be done quickly by Jan 10th.

Jan Schwindt asked the Board/audience if they know of anyone.

Ruth Bullock stated she may know of an attorney.

Angela Plunkett asked what is the purpose of the Election Judge?

Jan Schwindt stated this person is the person that actually counts the ballots. We have 3 open positions on the POA and 2 on the ACC.

If we have to have an election, a judge would be needed to make sure the number of lots are correct. Then they are then tallied. The one with the greatest number of votes wins, then the one with the next highest wins, etc. It is an important position. We need the numbers to be correct.

Angela Plunkett asked how long the terms are?

Jan Schwindt answered 2 years with 3 turnover every year.

The ballots go out on 1/10 and have a timeframe to be back. The judge brings the tally sheet in a sealed envelope to the Annual Meeting.

Carol Weber is there a possibility that the County/City have someone?

J it is a possibility. We have gone to the banks before because most are notaries.

A lot of the time the CPA and attorneys, the \$500 is not enough.

Amanda Homesley stated she will put this back on the December agenda.

6. Discussion and possible action on Election Committee.

Amanda Homesley stated that the Election Committee members will be Greg Stigall, Pierre Wilson, Mac Simpson, and Marianna Hobbs.

The Election Committee reviews the candidate paperwork and makes sure the rules and regulations are done. This is done before the ballots are printed.

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

Mel Hamner did accept 2.3 roads from Tahitian the other day in Commissioner's Court.
(Kipahulu, Kahalulu and Nakalele)

They will be cleaning the roads in the spring. They will be working on both bridges on Kaanapali and Briar Forest and the turn lanes in front of the bus barn on Lovers Lane.

Charles Brading asked about the widening the walkway on Tahitian. He stated if the POA wants to get monetarily involved he could add 4 foot to the width if we wanted to add a walkway in.

There are developers looking at unit 6. If that happens it would include an ingress/egress out by St. David's.

The POA entered an Executive Session at 7:51 PM.

The POA reconvened in regular session at 8:25 PM.

think we should roll this for 2 years.

Dann Zimmer stated things have changed in the financials world.

Mary Jo Creamer stated we have several due next year and we just like to keep them rotating.

Dann Zimmer stated I think there are better rates out there. We can get over 3% but they aren't local. Maybe short term at this point. I am thinking shorter than 1 year.

Randy Hudgins stated I just two new cd's, one at 4.7%, and another at 4.9% through Edward Jones.

Amanda Homesley stated the problem was setting up a new account before this expires.

Charles Brading stated why don't we set this up for 90 days and do research?

Dann Zimmer makes a motion to renew at Frontier bank for 90 days based on their current rate to explore other opportunities for higher return, FDIC insured.

Ruth Bullock seconded the motion. A vote was taken, and the motion passed unanimously.

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

1. Sand and gravel pit update

Mel Hamner stated based on the current TCEQ rules that they can't stop it unless the Houston toad does. They are in the critical zone and are investigating it.

OLD BUSINESS

1. ACC – Report given by Amanda Homesley

Permits issued for October 2022:

- 7 new homes
- 7 fences
- 2 pergola
- 2 decks/patio
- 5 sheds
- 2 garages
- 2 retaining walls
- 0 pool
- 4 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 12
- 2nd letters sent out were 3
- 3rd letters sent out were 1
- Total for the month was 16
- 15 violations resolved (some resolutions may be from violations issued in previous months)
- 10 hours toured during the month for a total of 96 miles

NEW BUSINESS

1. Discussion and possible action on in home businesses.

Carol Weber stated that after reading the CCR's I decided to move here.

Businesses that are developing in my neighborhood. I am not going to mention where or who they are. I will say they are on my street.

The Covenants, Conditions and Restrictions shall be binding on all owners of lots in the Subdivision and all parties and persons claiming under them until January 1, 1999, and will be automatically extended for additional 10-year periods thereafter unless the owners of two-thirds (2/3) of the lots in said Subdivision shall agree in writing to terminate the Covenants, Conditions and Restrictions and shall cause a written agreement executed by the owners of two-thirds (2/3) of the lots terminating these Covenants, Conditions and Restrictions to be filed in the office of the County Clerk of Bastrop County, Texas.

1.01. All lots shall be used for singled family residential purposes only, excepting those tracts labeled "Reserve", "Commercial", "Tract", "Park", "School", "Multi-family" or "Church". Tracts so labeled shall be used as designated to assure the availability of these areas which are essential to a well-planned community. Those areas designated as "Reserve", "Commercial" or "Tract" shall be used to provide a wide range of light business and commercial activity.

What the problem is, is that I have 2 businesses on my street. The one was built to become a shop. The second one was brought to my attention by Amanda and those individuals has asphalted the entire yard. I have no idea how often this goes throughout the community, but I think this is not what this agreement is intended. I think we have a good group of people that can enforce the restrictions. I asked has there been an amendment. What was quoted to me was nothing has been amended, just a discussion that was had in a meeting. At home businesses has been brought up many times before and if cars or not coming and going then it has been allowed because most are done online. If you look at these 2, they are on website, social media and are thriving businesses. We get our lawyer to make an amendment and make them commercial lots or the residents vote on the amendment. I leave it to you guys. If I were to violate something I am sure I would get something.

Jan Schwindt stated we would take this into Executive Session.

2. Discussion and possible action on employee handbook.

Amanda Homesley stated the employee handbook is being brought back to add Federal Holidays to our calendar. Originally when written we went by what the Water District had off and it also included Texas Independence Day but that is not a Federal Holiday and can be taken back off. We are asking for the 4 additional federal holidays that aren't currently in the handbook.

Charles Brading made a motion to add the 4 following federal holidays to the employee handbook: MLK, Juneteenth, Columbus Day, and Veterans Day. Ruth Bullock seconded the motion. A vote was taken, and the motion passed unanimously.

Jan Schwindt stated on New Business #1 we made no decisions and no motions but will contact our attorney and discuss the situation and go from there.
Legal- No discussion

Mary Jo Creamer made a motion to accept and split with ACC the increase of \$19.66 health insurance. Charles Brading seconded the motion. A vote was taken, and the motion passed unanimously.

Mary Jo Creamer made a motion to split with ACC a holiday bonus for employees. Charles Brading seconded the motion. A vote was taken, and the motion passed unanimously.

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

Meeting adjourned at 8:27 PM.

 12-28-2022
Date

Charles Brading, TVPOA Secretary

 12/20/2022
Date

Amanda Homesley - Association Manager