



# TAHITIAN VILLAGE

## TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION (TVPOA) TVPOA ANNUAL MEMBERSHIP MEETING MINUTES

The Annual Membership meeting of the Tahitian Village Property Owners' Association was held via Zoom and in person at the Bastrop Convention Center on Saturday, January 29, 2022 at 1:00PM

### TVPOA Board Members Present:

Jan Schwindt, Mary Jo Creamer, Stacy Savage, Erika McDonald

Members absent: David Carter and Jan Kuchel

Association Manager: Amanda Homesley

Administrative Assistant: Tiffany Ferguson

### PUBLIC PRESENT:

Jennifer Livengood, John Price, Keefer Sloan, Emilia Montalvo, Robert Wallenhorst, Michele Anderson, Jackie Luna, Tina Terry, Jessica Zamora, Deena Eden Lynda Horton, Sara Clayton, Nicole DeGuzman, Diana Hugo, Richard McGee, Susan Castro Reeder, Stella Haecker, Cindy Keil, Lin Math, Mary Linda Corpus Asuncion, Charitty Alexander, Sarah Siegwalt Pylant, Derek Hay, Mitch Kraemer, Isabelle Zachary, Kelcey Williams, Eddy Plummer, Joe Schwindt, Kevin Connolly, Lester Garrison, Charles Brading, Ruth Bullock, Michele Plummer, Sandy Stigall, Lois Hornbuckle, Pierre Wilson, Leslee Coghlan, Ed Willis, Byson Magdall, Gwen Winter, John Creamer, Julian Bruno, Mel Hamner, George Martinez, Mac Simpson, Bruce Looman, Courtney Kellogg, Kris Cook, Randy Hudgins, Rodney Strnadel, Charles Vick, Steven & Diane Singer, Randy Mikel, Anita Johnson, Colin Lineberry

**MEETING CALLED TO ORDER:** Meeting was called to order at 1:02 p.m. by President, Jan Schwindt. An introduction of the current Board members were made.

### 2021 Financial Report

Erika McDonald reported the Association brought in \$87,000 more than expected for 2021. We went over budget on contributions as we donated \$50,000 to the Road District for road maintenance and construction. Overall, there was still a profit of \$77,000 for the year. These financials are posted on the POA website.

### 2022 Annual Budget

Erika McDonald stated that she was more accurate, but still posted conservative projections. She did increase the professional fees to cover the POA's financial audit this year.

Guest Speakers:

**County Commissioner Mel Hamner** stated that he got a report that we have more roads in Tahitian Village that now belong to the County than the Road District. (Audience applause) That is an effort by the Road District. They now have 6 full time people working there. Thirty-two miles of road belong to the Road District and thirty-three miles of road belong to the County. There are 5 miles of road paved that will be accepted under the County's jurisdiction after a 1-year agreement. We've already signed another agreement with the Water District to allow them to use our equipment to do the prep work on the roads still belonging to the Road District under BCWCID #2.

A resident asked, is there a map we can look at?

There is a map at the Water District building to see what roads have been done and is on the plan.

Mike Taylor stated that the roads that have been fixed look great, but what about the County roads that need to be fixed? Some of the damage, especially from the big trucks being used to do these very road repairs, are causing more issues. How much is going to be allocated for those additional repairs? Commissioner Hamner stated there is 10% in the budget allocated for that.

Mike Taylor stated I think you need more. I haven't seen anything fixed in 7 years. I think you need a change.

Commissioner Hamner agreed.

Charles Brading asked what is the long-range goal?

Commissioner Hamner stated the standard is chip seal.

Lovers Lane and the top of Tahitian Village has over 2400 vehicles a day. Both ends have too narrow of roads. They are both slated to be widened.

*Resident question in Zoom chat box:* Kudos to BCWCID#2 to staff and what about more modernization and streetlights in our community?

The County doesn't incur the cost of lights but the County brought this issue to the POA 3 years ago, but it opted for Dark Skies.

This is the largest subdivision in Bastrop County. There's over 6,000 lots and only 3,200 are built out. The rest are quarter-acre lots currently owned.

Susan Magdall asked who do you call for County road maintenance?

Commissioner Hamner stated call 512-332-7295 to ask for a work order.

We know the edge of Lovers Lane is old and chewed up. The County is pouring three 6x4 culverts off Airstrip next week. This will help with drainage on the west side of the Village as far up as Kokomo.

Erika McDonald stated that the Board did approve more street lights several years back on Baseball Ln. and (inaudible) and it will still entertain the idea of more street lights on arterial roads. A resident took the work request form, took it to the neighbors, got their support, presented it, and we signed off on it.

Mac Simpson stated he received a complaint about the immense amount of dust from the roads not being completed. Is there any plan to mitigate the dust at the intersection stops?

Commissioner Hamner stated that he has talked to the Water District about using water trucks and putting oil down.

Mac Simpson asked for a round of applause for Commissioner Hamner.

Lois Hornbuckle asked about the recent County's drainage studies performed.

Commissioner Hamner stated that all units have now had a drainage study, and anyone can get a copy of these studies from his office and at the Water District.

**Fire Chief, Josh Gil** stated that Commissioner Hamer is underfunded, but does a great job!

I have the privilege and honor of being the Fire Chief for almost 8 years. We cover 200 square miles north central of Bastrop County to include Tahitian Village.

Last year, we mentioned we were trying to replace six fire trucks last year at a cost of about \$5 million. Instead, we created a plan for purchasing 3 fire trucks for under \$1 million and replaced all the rest with multi-purpose vehicles, which saved a lot of money. We do are due diligence to be good stewards with taxpayer money.

We restructured our insurance ratings as a department, and got it down from a rating of 6 to a rating of a four.

Courtney Kellogg asked about how the lack of street signs throughout the neighborhood affects emergency services.

Chief Gil stated we use a mapping system, and we mentally know the streets.

Commissioner Hamner asked how does underbrush and ladder fuel effect the community fire wise?

Chief Gil stated, it does affect us and we need the community's help with a defensible zone to increase the probability of your house surviving a wildfire. We just finished a community wide fire plan, but with COVID still around, we weren't able to do much on the community education front. Hopefully we will do some public information to get you all fire ready.

Stacy Savage asked why did the County move forward with the controlled burn that got out of control when other agencies warned against it?

The State of Texas did that. They don't have to have the permission from the County.

Ruth Bullock asked if the fire house in Tahitian Village is being used?

Chief Gil stated that this building belongs to the City of Bastrop, and it is being used by volunteer fire fighters only and is still fully functional and in use.

**President of Bastrop County First Responders, George Martinez** was introduced and stated that we have one of the best Fire Chiefs in Josh Gil.

I have lived in Tahitian Village for twenty-four years and have been a volunteer fire fighter for 25 years. On the May 7<sup>th</sup> ballot, there will be a proposition for ESD, there will be a request for a 1.5% sales tax increase to reduce the property tax rate by \$.085. Currently, the travelling public pays 6% sales tax and we're asking voters for that increase to 8.25%. It will reduce our overall tax rate. We are looking to purchase the fire station in the Village and staff it 24 hours a day to reduce the fire response time and responding to the more serious EMS calls. We're the only fire department in the County that has crafted a wildfire protection plan. It would provide amenities, such as a chipper to mulch brush and provide fire protection assessments for each resident's home.

*Resident question in Zoom chat box:* Was the burn ban in effect when the fire took place?

The burn ban was put in place after the wildfire and was lifted as of 6:00AM this morning.

Mac Simpson asked what is the cost of the chipper/shredder?

Chief Gil stated chippers cost about \$50,000 each.

Erika McDonald stated to all to keep an eye out for the next Pine Post as Mr. Martinez will put an article in it. Also, once you have the shredder, would you mind joining us in Clean Sweep?

George said absolutely.

Amanda Homesley stated, if you don't have your email turned in to receive email blasts or Pine Post, come see me.

Jan Schwindt asked those who have not yet signed in to please do so.

George said that the County is doing a good job notifying residents on emergency situations and exits, but the department could do a better job of keeping residents updated on the progression of fires currently burning.

Susan Magdall stated is there some kind of fire wise online training?

George Martinez stated yes, but every house is different. There is general information out there, such as no brush within 30 feet of the house, and we have pamphlets that show the generic "Fire 101" basics.

Gwen Winter asked how many people lost their homes in the 2011 Complex fires. She stated that this last fire scare really upset her and shared her personal experience with losing her home in the 2011 fire.

Chief Gil stated there is a "Ready, set, go" program that can help with emergency exit from the community in the event of evacuation.

Courtney Kellogg asked how can we help the ESD?

George Martinez stated jump on the firetruck. We welcome volunteers fire fighters and provide training. We hope to pass the sales tax increase, but everyone needs to know how to leave the subdivision. Physically practice the drive, don't just look at it on a map.

Commissioner Hamner stated the "trailblazer" signs that say "Hwy 71" with the arrows are your evacuation signs on Kaanapali, Riverside, Tahitian, and some others.

Rodney Strnadell stated there are only 3 ways out of the subdivision. How would you mitigate the congestion in an emergency evacuation situation?

George replied I would call the dispatcher and state there is a backup and send a deputy to work through the traffic backup. We would stop all highway traffic immediately and allow priority to the residents trying to get out of the neighborhood.

Erika McDonald asked can your department accept donations or does it go to the County fund?

George Martinez stated yes, it goes directly to the ESD and we can also put it straight towards Tahitian.

Mac Simpson stated don't forget there is a river at the end and there is a way out if we need to get out.

George added that everyone should pay special attention to the fire warnings and burn bans.

Charles Brading stated it would be great if we could set up an alternative site for the chipper.

Erika McDonald stated we do have an evacuation map on our website, but we need to update to include the McAllister exit in ColoVista.

Stacy Savage asked what is the County doing to reduce COVID numbers and the number of COVID patients occupying hospital beds.

Commission Hamner stated that the Office of Emergency Management posts that type of information on a weekly basis.

A resident asked how do we get an assessment on our home?

Chief Gil stated he will give his contact information to Amanda for distribution.

Amanda Homesley stated if he could include that information that he provides to us in the Pine Post, that would be great.

Lois Hornbuckle stated that the County is working hard on upgrading the roads, but we should contact the Bastrop City Council to have better exits from the subdivision along with the County.

George Martinez stated to remember May 7th to get out and vote for the sales tax proposition.

**BCWCID#2 General Manager, Paul Hightower** stated thanks for the POA/ACC for the generous donation to the Water District and Road District. The money goes a long way to get these roads done.

Starting with roads, we work closely with the County to get these roads knocked out and completed. We've had a great relationship and 2020 was the first year to have a true road crew of our own. It was very small as we had 3 people and then the Board approved hiring 2 more employees, so we are up to a 6-person crew working full time on roads. Last year was the first year that we took on all the road projects on our own, in house, not being contracted out. As Mel stated, 23 miles is technically what is on paper that is left for the Road District and roughly 5 miles of that, is what got completed this last year. After these transfer to the county, we will officially be less than 20 miles to go, which is huge for us as a District. That still is a large number but it's a lot better than where we have been, and we are getting more and more done. I can't speak high enough of Tyler and the crew on how well they have done and handled it. We picked up a couple of extra roads along the way as well, in addition to the road plan. We still have a good way to go but we are making great headway on getting them done. Again, my thanks to the Boards here for their amazing donation. In 2019, the District put together a 10-year capital plan laying out all the major projects & expenditures planned. It was presented and approved by the Board during budget time for 2020, then we started the process of chasing funds. We narrowed down the most important projects from the plan and was able to obtain a bond last year for \$6.5 million to get these projects up and going. Some of you may have seen all the pipe and the crews at the top of Tahitian by Walgreens and this is the first of many projects to come. The current water line running down Tahitian is very old. It caused us a lot of labor and a lot of time, supplies & water loss for the many breaks and leak repairs it has needed, just over the last 5 years. They are replacing that line and picking up several connection points along the way, all the way to Kaanapali. This will allow us to add more fire hydrants to better cover the area. This will eliminate several old lines, dead end mains and other things along the way for us to reduce water loss. Along with this, the other major project we currently have going, is to install a GAC (granulated activated carbon) filter on one of our wells that has been causing a lot of taste and odor issues recently. The district has spent some considerable time in the past, doing some pilot testing with different systems, to find out would work or what we needed. We finally figured it out last year, so we got moving to make it happen. That system is due for install between February or March, so we should have it up and running for this year's busy season to kick in. This will be a major improvement on the quality of water going out to the customers so I'm very happy to get this online. This will make the water appear softer, the quality of water will increase, and the issues with taste, odor, and iron deposit will decrease. The next major project we have started working on is an elevated water tower to support the rapid growth in the community. Initial talks have already begun with engineering and we are looking at several locations to see what will work best with the elevations. This depends on the style of tank, as well. After this, we have several more line upgrades and projects we will start working on. We are also currently working on a water meter upgrade project. We are installing an ultrasonic remote-read meter system with Neptune. This will eliminate the person driving around getting the readings because they will be a live, online read style. The meters are stainless and ultra-efficient, so this will help with our water loss, as well as, open up options for customers to be able and track leaks within your own system a lot better. Our current meter system is outdated and has reached its unserviceable stage of life. We started having issues with the software itself and the company will no longer service it, so we made the decision to move on and upgrade. We have a contractor coming on-site sometime in February to start doing the work. We will be sending out and posting a flyer next week to all of our customers, that shows what the contractors will be wearing and what the vehicles look like so they aren't alarmed with people in and out of their yards. The transfers should go quickly at each house unless some issue happens, or something gets broke and

needs to be repaired. In the end, we are doing this to make a much better and more efficient water system for all the customers that will carry us forward in the future. Overall, the District is heading in a very positive direction. We have come a long way in a short time but we are definitely moving in a positive direction! Again, thank you for having me & if you ever have any questions, please feel free to reach out to me at the office.

Erika McDonald asked when is the Annual Road Meeting.

Paul Hightower replied March 26th at 9:00AM at the downtown Convention Center

Lois Hornbuckle asked when is the move going to take place to the new BCWCID location?

Paul Hightower replied that the timeline is still a couple of months away.

Jo Egitto thanked Paul, the water board, and the staff for their work.

Paul Hightower thanked Jo for her years of service on the Road Committee.

John Prince asked about the monthly water loss figure.

Paul Hightower stated that it was between 8-12 percent. Last month was 18%, which is unacceptable. We are shooting for 5% and anything over 10 percent is not the standard. When we flush the lines, we account for this – it is mostly water loss from leaks. Strategies to save water when we do flush is done the best we can, but the overall figure plays into reducing the water waste. Saving water is a top priority.

#### **ACC President, Greg Stigall**

Greg stated he was looking forward to welcoming our 2 new Committee members and having a full 5 Committee board.

Commissioner Hamner stated that there is free mulch for anyone that needs it behind the new BCWCID #2 building. It is there and free for the taking! Also, I am going to widen the roads 3' and would like to work with the POA/ACC and Water District to create some walking paths. We can put them in, but you'll have to maintain them.

#### **OPEN FORUM/PUBLIC COMMENT:**

Rodney Strnadel stated I live on Lovers Lane. When we were notified to submit questions for the POA candidates, we were never notified that not all the questions would be accepted and some would be rejected. Is that a full POA Board and ACC Committee decision?

Erika McDonald stated that nobody on the Board or Committee rejected any questions submitted by the residents and that it was the moderator's decision to do that.

Rodney Strnadel asked will she let us know why she rejected them? And why she didn't feel comfortable with them?

Erika McDonald stated our Meet and Greet candidate event was moderated by Mary Beth O'Hanlon and you can ask her.

Rodney Strnadel noted that 30+ residents have forwarded a petition for Michele Anderson from the ACC and the POA has that petition if they are interested in that and wanting to know why, I can get them that information.

Courtney Kellogg stated this is a follow up to what Rodney just stated. So the questions at the Meet and Greet event was under her discretion and not the board?

Erika McDonald stated the question asked were her choice from the list submitted and I agreed with it. The ones that were removed out were to instigate certain people.

Rodney mentioned the petition and I heard it from a Facebook group. Can you speak to that?

Courtney Kellogg stated I heard through the rumor mill that the first one got returned "without cause".

Jan Schwindt stated that the first one was returned and has not been resubmitted with the requested correction and another one was submitted yesterday.

Erika McDonald stated that the Board and Staff were busy with preparing for today's Annual Membership Meeting, so we were out of pocket in reviewing that most recent petition.

Courtney Kellogg stated that I was told it was should have cause, that it said "should" and not "may" or "must". How did it get rejected with the word "should"?

Jan Schwindt stated that the petitions are not here and I don't have the exact wording right now, but what we have already received, we have replied to them and will do so with this one, as well. The POA/ACC attorney has review them and stated that the request to state a cause for removal is valid.

Pierre Wilson wanted to talk about pets. I notice pets walking around late at night. I lost my dog to coyotes. I don't know what to do. You shouldn't stop to try to pick them up, if you see them. Is there a number to call at night?

Jan Schwindt stated to try the non-emergency phone number at the Sheriff's Department.

Erika McDonald stated that Animal Control is for rabies and loose livestock, mostly. If you're not getting attacked, then the situation is probably a low priority for the department.

Jan Schwindt stated she has seen a lot of success on Facebook pages that do community outreach, rescue, reuniting pet parents, etc.

#### **NEW BUSINESS:**

Jan Schwindt stated the first announcement of the newly appointed ACC is Courtney Kellogg and Shelley Cartier.

The announcement of the newly elected POA members are: Is Kris Cook here? Where is the election results envelope?

Kris Cook, Chair of the Election Committee, stated that the Election Judge said she put the election results on the speaker podium.

Jan Schwindt informed the Membership that the envelope with the election results that were supposedly left by the Election Judge could not be found.

Jan asked Kris Cook to the Judge and get the results, correct?

Kris Cook stated, yes.

Jan Schwindt asked Kris Cook to verify that the numbers written down are the exact numbers given to her over the phone from the Election Judge.

Kris stated, yes.

Jan informed the Membership that two pickups of ballots were made during the vote casting period. The last one was yesterday after 5:00PM to ensure all ballots were processed.

A total of 283 ballots were picked up.

Of those, there were 4 bad ballots, 1 with no name and 3 that were illegible.

Voting totals are as follows:

Charles Brading - 648 votes

Ruth Bullock - 480 votes

Deena Eden - 405 votes

Courtney Kellogg - 392 votes

Michele Plummer - 386 votes

Congratulations to the 3 winners, Charles, Ruth, and Deena. Please stand up so we can recognize you. (Audience applause)

Jan thanked all the people who turned in their candidacy paperwork for their time and effort and the Election Committee and Election Judge for going through and counting ballots. She especially thanked the outgoing POA members (Erika McDonald, Jan Kuchel, and David Carter) for the work they have done over multiple years.

Erika McDonald stated we need to get the election results form from the Election Judge immediately so it is final and will get it posted on the website.

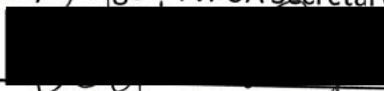
Courtney Kellogg stated last year there was a buffer period for ballots to come in.

Erika McDonald stated if ballots received were post marked prior to the deadline of January 24<sup>th</sup>, then the number of ballots would be updated. Anything after that, they would be disqualified.

**Erika McDonald made a motion to adjourn. Mary Jo Creamer seconded the motion. A vote was taken, and the motion passed unanimously.**

Meeting was adjourned at 2:53 p.m.

  
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Stacy Savage - TVPOA Secretary      3/21/2022  
Date

  
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Amanda Homesley - Association Manager      3/22/2022  
Date