



TAHITIAN VILLAGE

TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association
Tuesday, March 21, 2023, at 7:00PM

Meeting held at the BCWCID#2 Conference Room

TVPOA Board Members Present:

Charles Brading, Dann Zimmer, David Carter, and Mac Simpson

Board Members Absent: Ruth Bullock

Association Manager: Amanda Homesley

PUBLIC PRESENT: Lois Hornbuckle Eddy and Michele Plummer, Randy Hudgins, Carol Carter, Tony & Tina Terry, Greg Stigall, Bruce Looman, John and Mary Jo Creamer, Charles Brown, Shantell Newman, Jessica Zamora, Mr. Foley(phone)

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

Charles Brading states that Tahitian Village is in both the City and County. Part of the roads are County and the other is BCWCID#2. The POA's responsibility is to address concerns and enforcing the CCR's and works in coordination with the ACC with the guidelines and property values. The roads are not us and want to be sure everyone knows what we do.

There has been discussion on transparency issues, especially executive sessions. Executive sessions are for legal and personnel issues. Some people are not big fans of POA's and think we just go out and write people up. There are 2166 residents in this community and of these we write about 10 letters and that is 1/2 of 1% of us. It is pretty obvious we aren't going after a lot of people.

SECRETARY'S REPORT

1. Discussion and approval of the February 21, 2022, meeting minutes.

Dann Zimmer made a motion to accept the February meeting minutes. David Carter seconded the motion. A vote was taken, and the motion passed unanimously.

TREASURER'S REPORT

1. Discussion and possible approval on February 2023 financials.

Dann Zimmer stated we are very solid and high in a liquid position. CD rates are at a 20year high. I would like to have the ability to cash in cd's or pay penalties because I know I can get more of a return at them at a year, 2 year, 3 year then what we are getting at them now. I will make sure they are FDIC insured. I am sure we can increase the interest return. I also plan to get with Amanda to go over budget.

Dann Zimmer would like to make a motion to renegotiate the ability to move to a higher earning yield at a FDIC insured institution. I am asking to make that discretionary decision.

Charles seconds.

Lois Hornbuckle is asking what cd's you will be cashing in. Are we going to have that information prior to doing it? I am just asking for more information, as in more details.

Dann Zimmer is asking to have that fiduciary decision to move the money to a higher money yield. It will be the highest money available, and FDIC insured. To keep it under the \$250K it will have to be multiple transactions.

David Carter stated I would like to have more specifics. I can't justify something if I don't know where it is going.

Dann Zimmer stated we can come back next month.

Charles Brading asked how many of the cd's do we need to move?

Mac Simpson stated at this point that we probably need to move all of them.

Amanda Homesley stated we have 1 money market and 5 cd's.

Dann Zimmer stated the majority of the money is tied up in cd's.

Lois Hornbuckle asked to we know the length of these? At one point, we had these staggered.

Mac Simpson stated with the interest rates these were established at, it doesn't matter. Getting them into a significantly higher interest rate is beneficial.

Lois Hornbuckle asked are you going to stagger them in the future?

Dann Zimmer stated I would prefer to do a barbell instead of a ladder. My concern is moving quickly.

Mac Simpson concurs as rates could go either way. It would be beneficial to our financial future to take action.

Kat Smith stated that Dann Zimmer recommends to the board for them to decide and include them in the next minutes.

Charles Brading stated I believe we agree that he does the research, send it to the board to authorize and then will provide update at the next meeting.

Mac Simpson made a motion to have Dann Zimmer renegotiate and have the ability to move cd's to a higher money yield, FDIC insured after board approval. David Carter seconded the motion. A vote was taken, and the motion passed unanimously.

Mac Simpson made a motion to approve the February financials. David Carter seconded the motion. A vote was taken, and the motion passed unanimously.

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

1. Pines and Prairie Neighborhood wide trash hunt on Saturday, April 8th
Amanda Homesley stated for more information on trail maintenance, contact Laurie Mason the Outreach Manager with Pines and Prairie or myself and I will give share her information.
2. Steve Adamcik-He went before the County Commissioners in opposition to development of the sand and gravel pit. It was signed by all County Commissioners. I have a copy if anyone wants to see it.
3. Mac Simpson stated if anyone is interested in CASA casino night tickets, I have some. I will be a fun night for all who attend.
CASA is court appointed special advocates who represent abused and neglected children who have been removed and are in CPS care.

OLD BUSINESS

1. ACC Report given by Amanda Homesley

Permits issued for February 2023:

- 1 new home
- 13 fences
- 0 pergola
- 1 decks/patio
- 0 sheds
- 0 garages
- 0 retaining walls
- 0 pool
- 0 driveways
- 5 total homes permitted in 2023

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

- 1st letters sent out were 17
- 2nd letters sent out were 0
- 3rd letters sent out were 0
- Total for the month was 17
- 11 violations resolved (some resolutions may be from violations issued in previous months)
- 10 hours toured during the month for a total of 100 miles

2. Discussion and possible action on POA audit.

Dann Zimmer stated that Archie with the audit company has provided a draft of the audit and I have a couple of questions still. We are going to get together and discuss my questions, none of significance, and no qualifying report. Just want to be sure we are on the same page to be presented. He will come and present to us when ready.

NEW BUSINESS

1. Discussion and possible action on a new board member.

Charles Brading welcomed the newest board member, Charles Brown. He has lived here for 7 years. He welcomed Charles Brown to the table. Charles Brown stated he and he wife both retired from the Attorney General's Office and came from Austin and stated I am here to help.

2. Discussion and possible action on disputing a transfer fee.

Amanda Homesley conferenced in Mr. Foley about the transfer fee dispute.

The POA board is here to hear your dispute about the transfer fee.

Mr. Foley stated his mother passed and you all sent me letters that you wanted to get paid for it. It is being sent to the same address.

Charles Brading asked if the deed changed names?

Mr. Foley answered yes.

Charles Brading stated and that is why you received a transfer fee. Anytime there is a name change at the County courthouse and it changes names, there would be a transfer.

Mr. Foley said all the records are the same because the mailing address is the same.

Dann Zimmer stated to maintain proper records, there is a standard fee applied anytime there is a deed recorded. A new deed was recorded and that is why there was a transfer fee.

Mr. Foley stated my concern was that when we called you all didn't care. No condolences and we want the money. What happens when you don't get the money?

Dann Zimmer stated a lien can be placed on the property and stated we are very sorry for your loss. It is a standard cost that is applied to everyone in Tahitian Village so we can be sure everyone is entitled to vote and to receive notices on a regular basis.

Mr. Foley stated my parents bought this property a long time ago. When I look at it, it looks like a dirt road. Am I correct?

Dann Zimmer stated it very well may be.

Mr. Foley stated why is Tahitian have so many vacant lots?

Charles Brading stated we are building over 110 homes approximately a year and there is a lot of building. There are a lot of lots that are not buildable.

How many are under construction?

Amanda Homesley stated we currently have around 100 homes under construction.

Mr. Foley asked do you know my lot # and if it is buildable? If they sold my parents an unbuildable lot that's pretty sad.

Amanda Homesley stated unfortunately a lot of people buy lots site unseen.

Mr. Foley said, no we went down there and we looked at it. Then my mom was saying the

one that she got was in a ditch, the one she viewed was different than the one she got. It's not in a floodplain.

Amanda Homesley stated you can call me tomorrow and I can do some research on if for you.

Mr. Foley asked how long do I have to pay it?

Amanda Homesley stated we would like for you to pay for it as soon as possible. You can have up to 3 months to pay it as that is not an issue.

Mr. Foley stated that I would like to get more information on it to see if it is my best interest to pay it. I have been paying fees upon fees upon fees.

Dann Zimmer stated you can look at bastropcad and look that information up.

Mr. Foley stated that the taxes have gone up now.

Dann Zimmer stated you can call Amanda and encourage you to go to bastropcad.

Mr. Foley asked do we have her number?

Amanda Homesley stated I can give that to you now and did.

Charles Brading offered his condolences to his family.

3. Discussion and possible action having a neighborhood playground.

Shantell Newman stated I live in the neighborhood and love Tahitian and would love to see an amenity such as a playground.

Mac Simpson stated there is a county commissioner I was having a conversation with 2 days ago. I think if we put our heads together and throw around some ideas and see what this will cost and get some details, I think we can make this work.

Charles Brading stated I wanted to start here to get the ball rolling and get a motion to be able to talk to Mel about this. Just so everyone knows we would like put this on a county property so it can be maintained by the county and the county will except the liability. The POA will pay for the playground. We already have some places we are looking at.

One of the places will be the "take out". That way it is in between East and West.

Mac Simpson stated that Mel and I were talking about little ones.

Charles Brading stated I am not sure we have the funds for 3 parks.

Mac Simpson stated I think Mel Hamner has some ideas and may come and present his ideas.

Charles Brading stated I would like a motion.

Dann Zimmer stated I don't think this needs a motion.

Mac Simpson stated Mel and I have been talking about this for years.

Charles Brading stated I think we are on the right track and will work on this.

Shantell Newman stated she goes to the Colony to the pocket parks every day.

Mac Simpson said you shouldn't have to drive 15 minutes to go to a park.

John Creamer stated to not forget that the POA gave several lots to BCWCID#2.

Charles Brading stated we can touch base with them as well.

4. Discussion and possible action on a setback variance.

Amanda Homesley stated the ACC approved a setback variance on Kaelepulu for Texas Classic Homes. Once the ACC approves it, then it is presented to the POA to approve/deny.

The house was set at 17 ft back from the property line instead of 20'. The ACC approved it with a caveat that no other variance of this type would be given for this builder.

Mac Simpson made a motion to approve the variance already approved by the ACC. Charles Brown seconded the motion. A vote was taken, and the motion passed unanimously.

5. Discussion and possible action on a shirts for Board and staff.

Charles Brading stated he is wanting staff and board shirts.

Amanda Homesley staff does not need shirts but appreciate the offer.

David Carter stated he probably wouldn't wear one to be honest.

Kat Smith stated that POA had shirts years ago. They were brown polo shirts and they were worn at a meeting once. Mary Jo may have worn hers the most.

Charles Brading was thinking a button up.

Kat Smith stated you all were thinking about putting in playgrounds in and I think that is a better way to spend the money then the shirts and that is my personal opinion.

Amanda Homesley stated why don't we get t-shirts for volunteers that come to Clean Sweep that show up for at least 3 Clean Sweeps instead of the vest?

Residents stated yes, they would.

Mac Simpson stated most people at the meeting have been or have volunteered at Clean Sweep.

I think we are agreeing to get bright neon-colored shirts for the volunteers.

Kat Smith stated that we are always struggling with volunteers and half of them who do are here and it would be a great idea to give out if you volunteer a couple of times as a statement that we appreciate you. It is surprising what people will do for a t-shirt.

Mac Simpson made a motion to design and acquire volunteer t-shirts. Charles Brown 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.)

Kat Smith stated that Jessica Zamora had a great idea in that we open up a design option to the community and also open up the voting to the community.

Mac Simpson made a motion to form a committee to design volunteer t-shirts and nominate Jessica Zamora and Kat Smith. Dann Zimmer seconded the motion. A vote was taken, and the motion passed unanimously.

Mac Simpson made a motion to adjourn. David Carter seconded the motion. A vote was taken, and the motion passed unanimously.

Meeting adjourned at 7:54 PM.

[Redacted Signature]

David Carter, TVPOA Secretary

4-18-2023

Date

[Redacted Signature]

Amanda Homesley - Association Manager

4/18/2023

Date