



# TAHITIAN VILLAGE

## TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association  
Tuesday, May 16, 2023, at 7:00PM

**Meeting held at the BCWCID#2 Conference Room**

**TVPOA Board Members Present:**

Charles Brading, Ruth Bullock, Dann Zimmer, David Carter, Mac Simpson and Charles Brown

Board Members Absent: None

Association Manager: Amanda Homesley

**PUBLIC PRESENT:** Lois Hornbuckle, Greg Stigall, Tony & Tina Terry, John & Mary Jo Creamer, Carol Carter, Gary Moss, Randy Hudgins

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

Charles Brading stated that sometimes while we are in our discussion people start to interject during our conversation, so we will let you have comments during the public comments section.

Lois Hornbuckle said, the public comments section, when?

Charles Brading stated during the public comments section of the meeting.

Lois Hornbuckle asked when do you do the voting then?

Charles Brading stated at the end.

Amanda Homesley per agenda item, you will have a discussion among the board and if there is a chance to vote then they will vote per item.

And he is trying to state there will be no discussion among the board and the audience during the agenda items. You will have time to discuss it during the public comments section.

Mac Simpson stated I am confused. There is an item on the agenda. Are we going to open it up for discussion?

Charles Brading stated yes, we would have to. After the board discusses it.

Trey Job, the Assistant City Manager, is here to speak with an update.

There are a couple of items that I was asked to update you on.

The developer for the studio asked for some incentives and the development will begin relatively soon. There is some development happening in the lower part of Unit 3 in the Business Park.

While that is happening, they will make another ingress/egress off of Lovers Lane which will go by the Bastrop County jail. The school and bus barn will be adding an administrative office

along with a police department in the area. There is interest in Condos being built in the area as well. Unit 6 will be developing as well as the lawsuits are over. The city is getting a letter of intent with the county to package the lots all together. We are going to make sure they can't charge fees.

We just received the fire department appraisal which was a little over ½ million dollars. There was some talk about selling it to ESD#2. The replacement is much more and if Unit 6 comes into play we will need it even more. It would be crazy to expand and not have it.

### **SECRETARY'S REPORT**

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

**Ruth Bullock made a motion to accept the April 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 April 2023 financials.  
Dann Zimmer stated we had a total income of a little over \$20k last month. We continue to receive our legal settlement money. Net income of over \$9k and as a result \$841K in cash. We moved some CD's around and will have an increase in interest due to the economy.

Mac Simpson asked about truck insurance.

Dann Zimmer stated it is a yearly fee.

Amanda Homesley stated it is also split with the ACC.

**Charlie Brown made a motion to approve the April financials. Mac Simpson seconded the motion. A vote was taken, and the motion passed unanimously.**

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

### **OLD BUSINESS**

1. ACC Report given by Amanda Homesley

#### Permits issued for April 2023:

- 5 new homes
- 11 fences
- 0 pergola
- 2 decks/patio
- 4 sheds
- 0 garages
- 1 retaining wall
- 1 pool

- 1 driveway
- 18 total homes permitted in 2023

Touring violation report for March showing a total of 26 letters delivered to residents:

- 1<sup>st</sup> letters sent out were 22
- 2<sup>nd</sup> letters sent out were 13
- 3<sup>rd</sup> letters sent out were 2
- Total for the month was 37
- 38 violations resolved (some resolutions may be from violations issued in previous months)
- 10 hours toured during the month for a total of 105 miles

2. Discussion and possible action on POA/ACC audit.

This will be moved to next month's agenda as the auditor was not in attendance.

Dann Zimmer stated the audit is finalized and there were no inconsistencies.

Nothing of significance.

Amanda Homesley asked the board if we still wanted the auditor to come to next month's meeting to present the audit.

Charles Brading stated, yes he needs to come.

3. Discussion and possible action on arrangement of POA board during meeting.

Charles Brading stated this was previously on the agenda and we wanted to get back to everyone and let you know that we cannot bring in tables as it would be a fire code violation.

4. Discussion and possible action on volunteer t-shirts.

Amanda Homesley stated that this was put back on the agenda as a couple of board members were interested in getting local prices for T-shirts and wanted to know if that had been done.

Dann Zimmer stated that he had sent an email to a local company in Smithville.

Amanda Homesley stated that she did not get an email.

Charles Brading requested this be put back on next month's agenda.

## **NEW BUSINESS**

1. Discussion and possible action on a banner variance request for pickleball.

Gary Moss stated that we have banners up. Most are inside the fence line. They help us raise money for sponsorship. Membership has gone from 30 to 300.

The banners are for advertising purposes.

Charles Brading stated the reason we are having this discussion is because it is against the guidelines and CCR's. We send letters to others for having them in their yards. It would be a conflict if we allowed one to do it and not the other.

Amanda Homesley stated if he asking for a variance how would that be helpful to you?

Gary Moss stated we can put them inside so you can't see them with a windscreen and would block them all out. We would want to advertise to the members and not the world.

Charles Brading stated visibility is the issue.

Gary Moss asked, can we have a sign on our building?

Amanda Homesley stated yes, same rule as before. You would need to do the same as before and get a permit from us and then the city for a permit for your building.

Is the board in agreement that if the banners cannot be seen from the road you are alright with this?

The board agreed with this.

We just got interest from the deaf pickleball in Austin interested in playing and also wanting a National tournament in November 2024. It is the fastest growing sport in America.

We also have a group of us that play against the prison on Hwy 95.

Charles Brading stated we are glad you partner here in Bastrop.

## 2. Discussion and possible action on National Night Out community social event.

Charles Brading stated he has touched base with the Club house at the golf house. And wanted to get ideas from everyone.

Mac Simpson stated that Doc Jackson and I had one at the Fire Department. We fed approximately 200 people. We had snow cones and made hamburgers.

I am going to bring it up now but John Menegay has received permission from the golf course to have a July 1<sup>st</sup> benefit. We had this pre-covid. They are going to be coming to the board to purchase fireworks and possibly food.

Dann Zimmer came post covid and it was great with a lot of people and fireworks.

Mac Simpson stated we will be asking for funding.

Charles Brading is talking about bringing trucks in as they can't handle the amount of people.

Mac Simpson asked so, you are wanting to do a day event?

Dann Zimmer answered, yes.

Charles Brading asked what day is National Night out? As we are wanting a Saturday.

Mac Simpson stated National Night out is on a Tuesday.

So you want to rent the Club House? Did you get numbers?

Charles Brading stated, no as I wanted to discuss it first. I just wanted to get the driving range and Club House.

Mac Simpson, I don't know how you are going to have a golf course full of golfers and have an additional event.

Charles Brading stated that is why we are having these discussions.

Ruth Bullock stated I think it needs to be a Night out in the evening.

Mac Simpson asked what do you think about the takeout area?

Ruth Bullock stated all first responders like to be notified so they can make the rounds.

Charles Brading asked can I ask you three to take this on.

Ruth Bullock stated yes.

Charles Brading stated you may even talk to the pickleball guy.

Public parking, and lights.

Lois Hornbuckle reiterated that they did have it in the past and McGruff came out for the kids. First responders did come and meet the community as well. It is a good thing and is good to try and get it back together again.

Randy Hudgins even had it at his house for a couple of years.

## 3. Discussion and possible action on transfer fees.

Charles Brading stated that this was previously on the agenda and wanted to ask the board to consider making the following motion: all uncollected past, present and future transfer fees will be forwarded to our attorney for further action.

**Ruth Bullock made a motion that all uncollected past, present and future transfer fees will be forwarded to our attorney for further action. 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.)**

Lois Hornbuckle stated that on the Water District agenda for Thursday night that they are going to try and set up meeting dates with Water District, POA and ACC and my question is, once the three entities meet, are you going to let us know when the meetings are going to be and share the information ?

Ruth Bullock stated it is my understanding that they are meeting to get everyone up to date.  
Greg Stigall stated it is an informational meeting.

Tina Terry stated what are we doing with violations with materials and lawns not being mowed? Like a year old?

Amanda Homesley stated if you know what they are, then they could be in the violation process.  
Tony Terry asked how long does the violation process take?

Amanda Homesley answered it depends on if it is at the attorney's office.

Tony Terry stated if there is a violation on a yard, and you give them a letter, once they don't act and you give them another letter, my concern and question is, then at the end they clean it up and they are back at square one. They violate again and nothing is being done. It is a viscous cycle, and they know it.

Mac Simpson stated without amending our bylaws and adding a nuisance clause, we cannot do anything more than what is currently being done.

Amanda Homesley stated you mean CCR's, not the Bylaws.

Amanda Homesley stated I am going to be honest here, let's look at the big picture. We have someone that doesn't cut their grass. They may cut their grass a month later. You bring it to the board. Do you think they are going to turn it over to the attorney for not cutting their grass?

Tony Terry stated, I would hope so. If they are in violation, they are in violation.

We have to look at the big picture. They try, they attempted to cut the grass to appease us. Or we take them to court. Is the court going to do anything? We pay \$1K for them to mow their lawn. I am throwing out a scenario.

Mac Simpson asked would this person be receptive of someone mowing it for them if they are unable to?

Amanda Homesley stated I am sure they would.

Mac Simpson stated let's have a conversation later.


Charles Brading states if someone didn't mow their grass, got 2 letters, then mowed the grass then it is no longer a violation. It is until it needs to be mowed again that it starts over. The Texas code on this is pretty clear. When someone corrected this, you can't do that. It's property laws. The process has to start over. You cannot use past discretions.  
Amanda Homesley there are so many people that play the game, they know.

**EXECUTIVE SESSION**

The POA entered an Executive Session at 7:53 PM.  
The POA reconvened in regular session at 8:19 PM.

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

Meeting adjourned at 8:20 PM.

	<u>6/20/2023</u>
David Carter, TVPOA Secretary	Date
	<u>6/20/23</u>
Amanda Homesley - Association Manager	Date