



TAHITIAN VILLAGE

TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association
Tuesday, June 20, 2023, at 7:00PM

Meeting held at the BCWCID#2 Conference Room

TYPOA 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: Tony & Tina Terry, Michele Plummer, Greg Stigall, Randy Hudgins,
James & Kat Smith, Hillary Long, Sean Bender

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

Hillary Long with Bastrop Office of Emergency Management introduced herself stating I am the Assistant Emergency Management Coordinator. In BlueSky time we offer preparedness, safety and Firewise and in emergency time we do response. We are a conduit between all other responders. This allows the first responders to do their jobs.

We have been getting a lot of calls on burn bans, if we are under one, and why are we not on one. Currently there is not. Before decisions are made, we go through Bastrop County before a burn ban is called. There is a KBDI index that goes from 0-700 with 700 being the highest. Right now, Bastrop is between 300-400 right now. When you get near 500 is when you start to worry. The coordinators, County and Chiefs then start to decide if a burn ban is needed.

The other important thing is getting warning messages that come through WarnCentralTexas.org. For you to receive all messages, you must sign up to get the messages. These notices also include evacuations. You can also sign-up caregivers, and medically fragile people.

We will have an exercise soon and will figure out how first responders can talk to dispatch and talk to us with the talk to us. So yes, ham radio operators in those plans.

We support classes such as stop the bleed, active shooter, and CPR classes and also, we have a volunteer group called CERT that stands for Community Emergency Response Team that trains on a monthly basis.

Amanda Homesley asked, do you still provide mitigation training?

Hillary Long stated yes, we can connect you with someone.

2. Discussion and possible action on 4th of July donation and banner request.
- Mac Simpson stated he submitted the formal request. Regardless of the request, if we don't see some rain and are talking about a sufficient amount, then we won't be doing fireworks. I will wait another week and not significant rain or in the forecast, the fireworks will not be a thing. If there are no fireworks, then there is no insurance. All the other requests will still be as planned. The insurance will be around \$300 if we do the fireworks.
- Dann Zimmer stated there was great fireworks display in July 2021 and someone helped fund that and I noticed that POA made a \$3000 donation in June 2021, and I assume that had something to do with that.
- Ruth Bullock stated no and showed paperwork that Amanda provided with the only donation that the POA had ever given to fireworks in the amount of \$250.00.
- Mac Simpson stated that all of the proceeds were donated from friends that year.
- Dann Zimmer stated that he just remembered it being a great firework display with the number of participants and he is in favor of this if it builds community.
- Ruth Bullock stated so you are asking for a donation and a banner?
- Mac Simpson said yes, a couple for people to know.
- \$2000 for fireworks, \$1000 for entertainment and \$1000 for food and \$1000 for insurance and banners.
- Mac Simpson stated the insurance and banners will not cost that much. It will end up being around \$500.
- Dann Zimmer makes a motion to approve up to \$5000 for a 4th of July celebration including fireworks, insurance, music, food and banner as presented.
- Michele Plummer asked do they not serve food there? Aren't they a business?
- Mac Simpson stated yes. The food would be half price and we would supplement the price.
- David Carter stated that is supporting a small business. These figures that we are getting are all over the place. You are not giving us anything solid. You are supporting a private business. I don't agree with that.
- Dann Zimmer stated can we have them pay for the food?
- Mac Simpson stated yes.
- David Carter stated our residents are paying for this and non-residents and enjoying the benefits of this as well and that doesn't make any sense.
- Dann Zimmer stated that our residents are coming out and building community.
- David Carter stated this is our people's money that we are spending, and it should be spent on the people.
- Dann Zimmer stated and as I see it is being spent on our people.
- David Carter stated how would you know? You don't know how many and neither do I?
- Ruth Bullock called "point of order", point of order we have a motion on the table. We either withdraw because we did not get a second otherwise second the motion.
- Is there a second? No one answered. So, the motion failed. Now we can modify this.
- Charles Brading stated we can make a motion without the food being included.

the Edward Jones 3-month CDs for 6 months and take GTFCU and add \$50k from First National Bank and put it in a 2 year at Edward Jones. I would prefer to put this one in a 2 year since the others are short term. We will still have \$100k in the checking account.

Mac Simpson made a motion to cash out GTFCU and add \$50k from First National Bank to open up another CD earning the highest rate available and renew the 3-month CDs at Edward Jones to 6-month CD's. Ruth Bullock 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 May 2023:

- 10 new homes
- 6 fences
- 1 pergola
- 0 decks/patio
- 6 sheds
- 0 garages
- 0 retaining wall
- 0 pool
- 0 driveway
- 28 total homes permitted in 2023

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

- 1st letters sent out were 21
- 2nd letters sent out were 9
- 3rd letters sent out were 5
- Total for the month was 35
- 37 violations resolved (some resolutions may be from violations issued in previous months)
- 9.5 hours toured during the month for a total of 96 miles

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

Amanda Homesley stated that both Mac and I went out and got local bids on the t-shirts. Mac went to Smithville and I will let him speak on that.

Mac Simpson stated that the t-shirts, logo and volunteer printed on the back were going to be \$12 small-extra-large, \$2 more for 2x and larger. There is a price break at 50 shirts. The company is We logo anything in Smithville.

Kat Smith asked about color options.

Charles Brading stated next, we will speak with the auditor, Sean Bender. Sean Bender introduced himself stating he was there to present the TVPOA/TVACC 2021 audit findings. We will be going through the hi-lights of it.

The auditors' responsibility is to express our opinions on the financial statements. As far as internal control goes, we are supposed to gain an understanding of internal control to design, and we are not expressing an opinion on internal controls, and we are just expressing an opinion of the financials statements. It was a clean opinion on both accounts so that's a good job.

We also issued a second document called a governance letter which stated a lack of segregation of duties that weakness of control. It is because Amanda is receiving and depositing checks. It is just something to be made aware of. It is a most common thing exclusively in most Non-Profits, because they are small in staff and almost impossible to get away with. I did want to point that out. Also noted is there should also be some sort of formal policy regarding the uncollected transfer fees.

On the ACC, there was a posted adjustment made on some unreported accounts payable from a depreciation expense from the beginning of the year.

Ruth Bullock asked have you talked to the ACC?

Seth Bender stated he was under the impression that they were the same board.

Amanda Homesley stated Greg Stigall knew he was going to be here, and we will take this information to the ACC.

Dann Zimmer asked if there were recommendations on the segregations for the financials?

Seth Bender stated that what we usually recommend is to have the board members be more involved.

Charles Brading stated, I think all in all we are on the right track and everyone in the neighborhood wants to know that.

Seth Bender stated, there were no red flags and nothing negative. If there are any other questions, please reach out to us.

SECRETARY'S REPORT

1. Discussion and approval of the May 16, 2022, meeting minutes.

Mac Simpson made a motion to accept the May meeting minutes. Charles Brown seconded the motion. A vote was taken, and the motion passed unanimously.

TREASURER'S REPORT

1. Discussion and possible approval on May 2023 financials.

Dann Zimmer stated that in May we had transfer fees of \$23,850.00. We will have a banner year as far as revenue. Nothing out of the ordinary. Net income of \$12,485.91 for the month.

Charlie Brown made a motion to approve the May financials. David Carter seconded the motion. A vote was taken, and the motion passed unanimously.

2. Discussion and possible approval on moving expiring cd money.

Dann Zimmer stated we have cd expiring at GTFUCU around \$56k and a cd expiring at Edward Jones that we put in place a couple months ago. I would recommend that we renew

Amanda Homesley stated we would still be able to go with the original color options that we discussed before, which were neon colors.

Charles Brading asked if we know what our logo is going to be yet?

Kat Smith stated previously it was going to be a contest with the residents. I supplied a write up and has been set on for 2 months now. If you don't want to do the contest, then you can come up with one on your own or you can do the contest.

Mac Simpson stated I told Terry I would try and get her something by the end of the month, is that possible?

Amanda Homesley stated that is next week.

Mac Simpson stated let's decide on color right now so we can get those ordered.

Ruth Bullock stated let's ask the audience because most of them are our volunteers.

The audience discussed and it was agreed that bright yellow would work.

Mac Simpson stated he didn't want to wear a vest.

Ruth Bullock stated you will wear a safety vest anytime you are in the road and directly traffic.

Mac Simpson stated he will not be in the road.

Amanda Homesley stated to stay with one color for all volunteers and bright yellow will work great as a safety color as well.

A discussion was had about having the word volunteer on the back of the shirt.

Charles Brown made a motion to order 50 T-shirts from We logo anything with our Tahitian Village logo. Dann Zimmer seconded the motion. A vote was taken, and the motion passed unanimously.

3. Discussion and possible action on POA/ACC audit.
See discussion had at the beginning of the meeting.

NEW BUSINESS

1. Discussion and possible action on 2022 Annual Audit Review.
Amanda Homesley stated it is now time to start the 2022 Annual Audit Review. In the past Medack & Oltman has done the review. They still do them and I am waiting for the price and time frame. Do you want me to reach out to others or remain local?
Charles Brading stated I would like to stay local.
Amanda Homesley asked what would you like me to do? Put this back on next month's agenda?
Mac Simpson stated to get quotes. If Medack & Oltman are within that range, we will decide.
Dann Zimmer asked if the ACC has started the 2022 review?
Amanda Homesley stated, no as they had to end the 2021 audit first.

Charles Brown made a motion to approve the July 4th donation for fireworks, insurance, music and banners. Ruth Bullock seconded the motion. A vote was taken, Dann Zimmer, Charles Brown and Ruth Bullock voted yes, David Carter voted no, Mac Simpson abstained, motion passed.

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

None

EXECUTIVE SESSION

The POA entered an Executive Session at 8:06 PM.
The POA reconvened in regular session at 8:47 PM.

Mac Simpson made a motion to make a compensation adjustment for the POA Manager based on the conversation and the evaluation presented in the Executive Session. Charles Brown seconded the motion. A vote was taken, and the motion passed unanimously.

Ruth Bullock made a motion to send all 3rd letter violations to our attorney. Charles Brown 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 8:49 PM.

[Redacted Signature] 7-18-2023
Date

David Carter, TVPOA Secretary

[Redacted Signature] 7/18/2023
Date

Amanda Homesley - Association Manager