



TAHITIAN VILLAGE

TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association
Tuesday, July 18, 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: Absent

Assistant: Pam Ferguson

PUBLIC PRESENT: Tony & Tina Terry, Deanna Liarakos, Lois Hornbuckle, Randy Hudgins, Carol Carter, James & Kathryn Smith, John Creamer, Greg Stigall

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

Robbie Boyer from Texas Parks & Wildlife spoke about Bastrop and Beuscher State Parks and what they have to offer. In Bastrop they rent out a rec center and cabins. They have hiking trails along with a state park pool and have 13 historic cabins. They are always looking for lifeguards. This fall they will be having a white tail deer hunt in Bastrop by drawing. Beuscher is a small park with 6 miles of hiking trails with tent and rv hook-ups. They have a rec hall with 3 mini-shelters. They both have volunteer opportunities.

SECRETARY'S REPORT

1. Discussion and approval of the June 20, 2022, meeting minutes.

Charles Brown made a motion to accept the June meeting minutes. Ruth Bullock seconded the motion. A vote was taken, and the motion passed unanimously.

TREASURER'S REPORT

1. Discussion and possible approval on June 2023 financials.
Dann Zimmer stated that the transfer fees dropped from roughly \$24k to \$14k.
We ended the month with \$11,206.95 in the bank.

Mac Simpson made a motion to approve the June financials. Charles Brown 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 Pam Ferguson

Permits issued for June 2023:

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

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

- 1st letters sent out were 49
- 2nd letters sent out were 6
- 3rd letters sent out were 2
- Total for the month was 57
- 24 violations resolved (some resolutions may be from violations issued in previous months)
- 11 hours toured during the month for a total of 117 miles

2. Board discussion and possible action on POA/ACC 2022 annual audit review.

Charles Brading stated that we received 2 bids, one from Medack & Oltmann and the other from DK partners. Medack & Oltmann stated they couldn't start until next April but was able to do 2022 and 2023 for the price of \$4,000. DK partners stated they could start in August and the price would be \$8500-\$10,000 for the 2022 review which would include the ACC as well.

Ruth Bullock wanted to confirm that this was for a review and not a full audit.

Dann Zimmer answered that the bylaws require a full audit every 5 years and am comfortable with a review this year. The next full required full audit should be done in 2025.

Charles Brown made a motion to approve Medack & Oltmann to do the annual review for both 2022 and 2023. Mac Simpson seconded the motion. A vote was taken, and the motion passed unanimously.

3. Board discussion and possible action on park.

Charles Brading stated that we cannot afford a private park. It is not cost effective for this POA. He is still working with Mel Hamner to find a location that is not in a flood plain. When I have more information, I will bring it back to the Board.

NEW BUSINESS

1. Board discussion and possible action on POA filing for 501c status.

Charles Brading stated that he would like to move forward with changing our filing status to a 501c.

Lois Hornbuckle asked why do we need to change the status and how do we deal with the transfer fees since we are bringing in money.

Dann Zimmer stated originally, we were classified as a non-profit.

It is a tax savings to be a non-profit. As a non-profit we won't have to pay taxes.

Mac Simpson made a motion to approve the 501c not for profit status. Charles Brown seconded the motion. A vote was taken, and the motion passed unanimously.

2. Board discussion and possible action on interlocal agreement with BCWCID/County/POA on grass cutting.

Charles Brading explained that we are looking into mowing the right of ways and either partnering with the County/BCWCID or hiring our own contractor.

Lois Hornbuckle stated would that be stepping on BCWCID and County's toes?

Mac Simpson stated I have had a conversation with Mel and he wants this to be accomplished one way or another.

Ruth Bullock stated that she thinks an interlocal agreement would be best.

Charles Brading stated he is working to get a meeting together with all parties to discuss.

I hope to have something to bring back next month.

3. Board discussion and possible action on purchasing a mini-split a/c for POA office.

Charles Brading stated that the a/c has been installed and is working great.

4. Board discussion and possible action on disbursement of future projects.

Charles Brading stated that many fire hydrants are out of service and he wanted to know if this is something the POA wanted to pursue?

Mac Simpson asked why are they not working?

Randy Hudgins stated that it was because of the size of the water lines.

Kat Smith stated I believe the onus is on the Water District. She thinks they need to have a list of the ones that work vs the ones that don't and tell us what is needed.

Charles Brading stated he would also like to explore ways to help our neighbors with small home repair projects. For example, wheelchair ramps.

Mac Simpson stated that anyone that needs a ramp, I have a connection with the Lions Club and Texas Ramps and can make that happen.

Charles Brading also mentioned paper shredding.

Kat Smith stated doing another chipping event as this would take some stress off of Clean Sweep.

Ruth Bullock stated that she has talked with the chief of ESD about getting a chipper/shredder and having our name put on it.

Charles Brading asked Ruth to get pricing on it again.

A few voiced their concern over the left-over mulch as a fire hazard.

5. Board discussion and possible action on purchasing a sign for the office.

This motion was previously made and approved via Slack on 5/12/2023 by David Carter, seconded by Ruth Bullock, motion passed.

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

Kat Smith asked the Board to consider sending a letter to the residents/property owners asking them for suggestions on what to do with the excess funds as some people don't get email blasts.

EXECUTIVE SESSION

The POA entered an Executive Session at 8:12 PM.

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

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

Meeting adjourned at 8:25 PM.

	<u>7-18-2023</u>
David Carter, TVPOA Secretary	Date
	<u>7/18/2023</u>
Amanda Homesley - Association Manager	Date