



TAHITIAN VILLAGE

TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association
Tuesday, August 15, 2023, at 7:00PM

Meeting held at the BCWCID#2 Conference Room

TVPOA Board Members Present:

Charles Brading, Ruth Bullock, Mac Simpson and Charles Brown

Board Members Absent: Dann Zimmer and David Carter

Association Manager: Amanda Homesley

PUBLIC PRESENT: Lois Hornbuckle, Greg Stigall, Kat Smith, Michele Plummer, Emmett Matheson, Deanna Liarakos, Juan Valera, Bailey Jones, Samuel Coley, Marybel Arroyos

MEETING CALLED TO ORDER: Meeting was called to order at 7:05 p.m. by President, Charles Brading

SECRETARY'S REPORT

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

Ruth Bullock made a motion to accept the July 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 July 2023 financials.
July financials were tabled until next month since the treasurer was not present at this meeting.

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

1. Crime Prevention-Sheriff's Department
This will be rescheduled for another time as the speaker could not be in attendance.

OLD BUSINESS

1. ACC Report given by Amanda Homesley

Permits issued for July 2023:

- 3 new homes
- 8 fences
- 1 pergola
- 1 decks/patio
- 3 sheds
- 1 garage
- 0 retaining wall
- 0 pool
- 0 driveway
- 36 total homes permitted in 2023

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

- 1st letters sent out were 24
- 2nd letters sent out were 15
- 3rd letters sent out were 3
- Total for the month was 42
- 25 violations resolved (some resolutions may be from violations issued in previous months)
- 7.5 hours toured during the month for a total of 80 miles

2. Board discussion and possible action on grass cutting donation to BCWCID#2.

Charles Brading stated that he met with Paul, Mel and the contractor and we are looking at entering into a contract with them which will cost us \$19K for our part. They are going to cut around the fire hydrants, the signs, weed eat and will also be able to contact them if we need them to cut specific problem areas. Emmett is here with the company if we have any questions for him.

Mac Simpson asked is this in addition to the twice a year that the County did?

Charles Brading stated no. This is still twice a year. They are going to be doing a cleaner job and doing blind corners when needed.

Ruth Bullock asked if the contactors are doing all of the cutting?

Charles Brading said yes. We will still be on the same cutting schedule as in the past.

This is a one-year contract and if it doesn't work out then we don't have to renew it.

Ruth Bullock asked when does the contract start?

Emmett Matheson stated he was under the impression that they would start this fall.

The goal is to have it all done in 1-2 weeks.

We have 2 people on the payroll. We have a tractor shredder, a pull behind shredder, 3 push mowers, 3 weed eaters, and 3 blowers. We started business this year and this will be our first contract. We also do residential right now.

Mac Simpson stated he is all for start-up and local businesses.

Emmett Matheson stated we also give 10% back to a local charity at the end of the year.

Kat Smith asked in the potential contract is there a specific number of times you are willing to come back. Are you going to charge an hourly rate?

Emmett Matheson stated there is an hourly rate in the contract. If it turns into something bigger like a 3rd mow, we will reevaluate the contract.

Lois Hornbuckle asked do you have a mower that has an arm that goes over the side.

Emmett Matheson stated no.

Lois Hornbuckle what are going to do about the City roads.

Amanda Homesley stated that is still going to be City. They would not do the City roads at all.

Charles Brading stated they will be weed eating on some of the areas that can't be mowed.

I would like to move forward with getting a contract to bring back to you all to look over.

Ruth Bullock made a motion to move forward with getting a contract. Charles Brown seconded the motion. A vote was taken, and the motion passed unanimously.

NEW BUSINESS

1. Board discussion and possible action on setting date, time and place for annual meeting.

Charles Brading stated the rooms are filling up for our Annual Meeting. We are looking at Hampton Inn that will seat 150 people for \$1800. The date available is January 27th.

Amanda Homesley stated that in 2020 it was \$600 and has now gone up to \$1800.00.

Everything else that we have checked has been booked.

Charles Brading stated that Best Western is too small.

Colo Vista was \$5500.

Greg Stigall suggested we start looking to book for 2025.

Amanda Homesley stated that I don't mind doing it if the Board gives me the authority to do it.

In the past we usually waited until October to book the event.

Mac Simpson stated he is not ready to sign off on that.

So, we need a room for 100-125 people.

Charles Brading stated we have been looking for 2 weeks.

Lois Hornbuckle asked, "what about First National Bank?"

Amanda Homesley stated they don't do Saturdays.

Ruth Bullock stated, and that room is small.

Mac Simpson asked what about the Smithville Recreation Center?

Amanda Homesley stated that is too far.

Charles Brown made a motion to approve the Hampton Inn for January 27th for the Annual Meeting. Ruth Bullock seconded the motion. A vote was taken, votes 2 yes by Charles Brown and Ruth Bullock and a vote of no by Mac Simpson. The motion passed.

2. Board discussion and possible action on removing old Board Member and adding new Board Members to GTFCU and closing account.

Charles Brading stated that we have been having an issue closing our account at Greater Texas Federal Credit Union as we need to have minutes stating we will remove the old past Board members from the account and add the new Board members to the account.

Mac Simpson made a motion to remove any past Board members as signatories and add the current Board members as signatories to Greater Texas Federal Credit Union account. 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.)

None

EXECUTIVE SESSION

The POA entered an Executive Session at 7:34 PM.
The POA reconvened in regular session at 7:44 PM.

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

Meeting adjourned at 7:45 PM.

[Redacted Signature]

David Carter, TVPOA Secretary

9.19.2023

Date

[Redacted Signature]

Amanda Homesley - Association Manager

9/19/2023

Date