



TAHITIAN VILLAGE

TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association
Tuesday, September 19, 2023, at 7:00PM

Meeting held at the BCWCID#2 Conference Room

TVPOA Board Members Present:

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

Board Members Absent: Mac Simpson

Association Manager: Amanda Homesley

PUBLIC PRESENT: Lois Hornbuckle, Randy Hudgins, Greg Stigall, Kat Smith, Michele Plummer, Eddy Plummer, Lucien Thompson, Shelley Cartier, Maria Montoya Stayton, Cynthia Smith, John Creamer

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

SECRETARY'S REPORT

1. Discussion and approval of the August 15, 2022, meeting minutes.

Ruth Bullock made a motion to accept the August 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.
Dann Zimmer stated there is a consistent revenue generation still going on earning excess income. Our biggest expense last month was the air conditioner. I have asked for the lease to make sure everything is in line with that and am sure it is. We have not included the interest from Edward Jones. Dann Zimmer asked Amanda if she was getting the statements. Amanda Homesley answered she has been getting them, but they don't specify interest on each. She stated he can look at what she receives.
The final lawsuit payment came in and we paid half of that to ACC.

David Carter made a motion to accept the July financials. Charles Brown seconded the motion. A vote was taken, and the motion passed unanimously.

2. Discussion and possible approval on August 2023 financials.
Dann Zimmer stated I am asking to have the authority to close the GTFCU and withdraw the additional from First National Bank to open up a \$110k, 18-month cd at the highest rate.
Amanda Homesley stated she only sees \$68k in First National.
Dann Zimmer stated we have the money.
Amanda Homesley asked how much do you plan on leaving in the First National?
Dann Zimmer stated we don't have any expenditures coming up.
Amanda Homesley stated we have to pay our monthly bills.
Charles Brading stated we will have National Night Out.
Dann Zimmer stated most of the transactions come in from the title company and won't show until the end of the month.
Ruth Bullock stated that I don't understand this because it looks like you are moving all the money and we don't have any money to pay the bills.
Dann Zimmer stated if you want to drop it to \$100k, that's fine.

Lois Hornbuckle asked for clarification on what account we were pulling from and where it is going into.
Dann Zimmer stated we will do the rate shopping as always.
We will close at GTFCU and at First National Bank and onto an 18-month cd at the highest rate.

Charles Brown made a motion to close the GTFCU and withdraw the additional from First National Bank to open up a \$100k total, 18-month cd at the highest rate. David Carter seconded the motion. A vote was taken, and the motion passed unanimously.

Ruth Bullock made a motion to accept the August 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.)

Speaker Maria Montoya Stayton stated that she is the Cultural Arts Commissioner in Bastrop, and we work with people that are in arts such as acting, arts, actors and films. We have a lot of variety of artists in Bastrop. One of the things that we do is the art walking tour. You will get to see over 200 artists at the art center alone. We are expecting 2000-4000 people. We will be playing music, dancing and it will be a lot of fun. We are promoting this heavy, from Houston to San Antonio.

Speaker from Cynthia Smith from Bastrop Opera House. I am on the Board of Directors, and am also a school teacher for the past 6 years. The Opera House is a real living breathing thing. We have grown so much and have doubled in size. We have won 14 awards and it is hard to buy tickets now. Many people come from Houston. I encourage you to come. You can get involved if you want to. There is an academy for children. Once it opens you must enter quickly because they fill that quickly.

OLD BUSINESS

1. ACC Report given by Amanda Homesley

Permits issued for August 2023:

- 7 new homes
- 15 fences
- 2 pergola
- 3 decks/patio
- 2 sheds
- 1 garage
- 2 retaining wall
- 0 pool
- 2 driveways
- 43 total homes permitted in 2023

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

- 1st letters sent out were 32
- 2nd letters sent out were 20
- 3rd letters sent out were 7
- Total for the month was 59
- 13 violations resolved (some resolutions may be from violations issued in previous months)
- 13.5 hours toured during the month for a total of 147 miles.

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

Charles Brading stated he has been working with Paul Hightower with BCWCID#2 and Commissioner Mel Hamner to put together a grass cutting contract because that was a high priority for the people of the Village. We have sent the contract over to our attorney to look at to make sure and he requested some changes. Our part will be \$19k and this will be for one year. If we don't like it, we don't have to renew it. I am hoping if our attorney Bragg approves the contract then we can go ahead and approve it and move forward.

Dann Zimmer asked how many miles is this?

Amanda Homesley stated it is for 55 miles.

Charles Brading stated that we along with BCWCID#2 and the County will cover the cost.

Ruth Bullock made a motion to accept the contract with the approval of our attorney, Mr. Bragg. Charles Brown seconded the motion. A vote was taken, and the motion passed unanimously.

3. Board discussion and possible action on setting date, time, and place for Annual Meeting.
Amanda Homesley stated that a motion was made last month for Hampton Inn. Mac Simpson found a place that was donation driven which would be cheaper than \$1600 which was the Hampton Inn. Does the board want to retract last month's motion?

Charles Brown made a motion to retract last month's motion and to make a new motion to have the Annual Meeting at First United Methodist Church on January 27th at 1:00 p.m. Ruth Bullock seconded the motion. A vote was taken, and the motion passed unanimously.

NEW BUSINESS

1. Board discussion and possible action on eliminating transfer fees.
Shelley Cartier stated she received a notice in the mail last January that she transferred ownership. She bought the letter 6 months prior to the letter so she wrote the POA that. The POA responded that she added someone to the deed, so you do owe the money. What circumstances do you charge this fee? She was told when you add someone to the deed you are charged a transfer fee. If you put your title into a trust, you owe a transfer fee. I have gone through all the paperwork looking for all these different scenarios and cannot find where this is written. These are not things that you should be charging for. I came across a board resolution in 2009 about the resale/transfer fee and board minutes 2020 when the fees were talked about when they combined the fees and no notes as to why. For somebody who bought a home you increased the fee and the amount of work involved we should question this. It is not parallel with the amount of work that is involved.
David Carter stated you have to check all of that information and search all the information though. Why spend all this
Dann Zimmer stated that not all transactions go through a title company. It was a transaction, you changed ownership. Recording a deed is a transaction. It is not a simple process. Then we must notify everyone for everyone Annual Meeting and for voting purposes.
Shelley Cartier if you added someone to your house it still goes to your house. It is my opinion that the dollar amount should not be the same.
There is nothing in writing about what you are doing, and you need to address that.
Amanda Homesley stated maybe you should put on record what our attorney stated.
Charles Brading stated that our attorney said in the last paragraph when you add any person to the deed, you cause the POA to incur their expenses for updating their records which created your liability for a transfer fee. This is from our attorney, Bragg.
2. Board discussion and possible action on shredding event.
Amanda Homesley stated we have been asked to get some pricing to get some paper shredding.
Amanda Homesley read aloud the 5 bids that she had received. The pricing was from \$200-375 for 3 hours. My recommendation is to do a trial run in November, and if it works out, then we could do another one in May. It would be in the same place as Clean Sweep and limit people to 4 boxes.
Dann Zimmer stated we have a storage shed full of stuff.
Amanda Homesley stated we had started records retention, but nothing has been presented to

the Board to be destroyed.

Dann Zimmer stated that in the future I would like to couple this with imaging and record retention. I want to get this on record now.

Ruth Bullock stated we could get our own shred truck for that.

Ruth Bullock stated a lot of people burn their documents, but it would be good for those who don't.

Charles asked if there was a local company?

Amanda Homesley stated no.

Dann Zimmer made a motion to do a trial run in November, go with the lowest bid subject to verification on maximum and it being shredded on site. David Carter seconded the motion. A vote was taken, and the motion passed unanimously.

3. Board discussion and possible action on National Night Out.

Charles Brading stated NNO is on October 3rd.

Ruth Bullock said representatives from the first responders will be coming to our NNO.

The event will be next to the pickleball courts.

Amanda Homesley stated that Eddy and Michele Plummer will be providing cotton candy for us. Thank you!

Ruth Bullock stated that smoked love will one a vendor for the event.

The estimate will be \$1200 for 300 people. They will give a menu of what they will recommend.

Charles Brading asked the Plummers if they needed support?

The Plummers stated no.

Charles Brading stated we appreciate that.

Ruth Bullock stated personally she would like to have a face painter for children.

Charles Brading stated he might know one and will let us know.

Kat Smith suggested that we start sooner with planning as they book up and will be easier.

Ruth Bullock stated it is because the PD had not chosen the date yet. Texas is not on the original date of NNO.

Randy Hudgins stated that the 2 years that we did it, we put signs out all over the neighborhood and we had a great turnout.

4. Board discussion and possible action on a New Home variance.

This was previously approved via Slack on 8/31/2023. The motion was made by Charles Brown, seconded by Ruth Bullock. A vote was taken, and the motion passed.

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

John Creamer stated that he read that the pickleball courts received a grant from LCRA for lighting at the courts and wanted us to be aware as it helps Tahitian.

Shelley Cartier stated that she read in the Pine Post about commercial businesses. How active are you in that? I have a neighbor that has construction and has 3 trucks, 3 trailers and 5 cars and

it is clear they are running a business out of the house.
Charles Brading stated to send the office the address.
I am sure they know about them, and nothing is being done.

Lucien Thompson stated that Tahitian is one of the darkest neighborhoods in this area and it is wonderful as you can see the milky way. We need to be sure to promote that.


EXECUTIVE SESSION


**The POA entered an Executive Session at 8:08 PM.
The POA reconvened in regular session at 8:34 PM.**

Charles Brown made a motion to approve personnel retirement compensation for both employees and compensation adjustment for Assistant as discussed in Executive Session. Dann Zimmer seconded the motion. A vote was taken, and the motion passed unanimously.

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

Meeting adjourned at 8:35 PM.

 2023
David Carter, TVPOA Secretary Date

 2023
Amanda Homesley - Association Manager Date