



TAHITIAN VILLAGE

TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association
Tuesday, October 17, 2023, at 7:00PM

Meeting held at the BCWCID#2 Conference Room

TVPOA Board Members Present:

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

Board Members Absent: David Carter

Association Manager: Amanda Homesley

PUBLIC PRESENT: Lois Hornbuckle, Randy Hudgins, Greg Stigall, Kathryn Smith, Michele Plummer, Eddy Plummer, Deanna Liarakos, Tony & Tina Terry, Randy Hudgins, Donna Dye, Sean Neighbors

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 September 19, 2023, meeting minutes.

Mac Simpson made a motion to accept the September 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 September 2023 financials.

Dann Zimmer asked Amanda is the September report updated? Amanda Homesley stated not until October. Dann stated that there is interest income not being reported. We are continuing to generate significant income. We have a cd maturing in November at roughly \$110k. I am going to recommend investing up to \$125k up to 2 years. We have another CD maturing in January.

Amanda Homesley suggested that we approve September financials before discussing CD's.

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

Charles Brading stated we will be discussing donations later so we will need some money for that.

Amanda Homesley stated do we need to talk about donations under donations in New Business?
Charles Brading stated yes, we do.

Mac Simpson made a motion to allow the treasurer to invest up to \$120K for up to 2 years.

Amanda Homesley made a suggestion to wait until you discuss the donations under New Business.

Charles Brading said yes as this might change things.

Mac Simpson stated so we will table this for now.

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

1. Speaker Sylvia Carrillo, the City of Bastrop Manager stated that we are growing. Does anyone have any questions?

Charles Brading asked about Unit 6.

Sylvia Carrillo stated we have entered into an agreement with a developer. We think there are 396 lots. There are some properties next to Unit 6 that are commercial and the developer has also bought those which would be grocery store, light office space sort of thing. We are waiting for the final plans. We will need to finish up Industrial Park and Lovers Lane before we start Unit 6. A good 3 years before you see anything.

Lois Hornbuckle asked what kind of ingress/egress do you plan on having?

Sylvia Carrillo stated they will be built to City standards with culverts and city sewer. They are collaborating with the County to create new openings to get out on Hwy 71.

Of the 396 lots in Unit 6, some are drainage lots.

Lois Hornbuckle asked if the road off of Briar Forest/Tahitian straight towards the hospital has been considered as an egress?

Charles Brading stated I believe the name of that road is Pine Hollow.

Sylvia Carrillo stated Pine Hollow is not ringing a bell to me. I will look into it.

Charles Brading asked who the developer was?

Sylvia Carrillo stated they were on a non-disclosure agreement.

We annexed a portion of the movie studio project and the 25 acres the city sold is going to be a town home development. The 25 acres is where the practice fields on Lovers Lane used to be. Pearl River got a million dollar fine for taking out trees they weren't supposed to, and it went into a tree restoration fund for other areas of the city. In Pearl River there will be 17 units of apartments in the back and in the front it will be commercial. Reid Ranch, which is on the other side of Lowes will have 657 apartment units. There has been a halt on the transportation plan. There is a meeting at Hampton Inn from 9-3 p.m. on November 14-15th for discussion on this matter.

Mac Simpson asked how was the million dollar fine established?

Sylvia Carrillo stated on the number of trees taken down and the caliber of trees taken down. There were some trees that were 47" heritage trees that they took down.

Mac Simpson stated that a project that size, a million dollars was a drop in a bucket to them. The site plan was approved with no trees on it. Nobody thought about trees because the tree ordinance is relatively new.

Charles Brading thanked Sylvia for her time.

2. Amanda Homesley stated that Clean Sweep is from 8-Noon on Saturday, October 21st. Feel

free to bring your items.

3. Amanda Homesley announced that the chipper date has been set for November 11th from 8-Noon.
4. Amanda Homesley announced that the shred day for personal documents has been set for November 18th from 9-Noon. All of this information has been sent out on email blast, if you have not received an email or would like to receive them, please come see me to get signed up.
Ruth Bullock stated that it says 4 boxes. What size boxes?
Amanda Homesley stated bankers box size.

OLD BUSINESS

1. ACC Report given by Amanda Homesley

Permits issued for September 2023:

- 9 new homes
- 6 fences
- 0 pergola
- 1 decks/patio
- 4 sheds
- 1 garage
- 0 retaining wall
- 0 pool
- 0 driveways
- 52 total homes permitted in 2023

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

- 1st letters sent out were 26
- 2nd letters sent out were 29
- 3rd letters sent out were 16
- Total for the month was 71
- 21 violations resolved (some resolutions may be from violations issued in previous months)
- 14 hours toured during the month for a total of 144 miles.

2. Board discussion and possible action on transfer fees.

Charles Brading stated that he would like a motion to be made in regard to transfer fees: In order to pay the costs of the various administrative duties that must be performed whenever there is a change in the ownership of property a transfer fee must be charged.

Such fees are charged in a variety of circumstances, including but not limited to any transfer of ownership to a related or unrelated party, a transfer of title to a trust, a change of ownership between current owners or the addition of new owners, the transfer of title upon the death of an owner, or due to a sale by foreclosure or for delinquent taxes, to satisfy a judgment or due to seizure through eminent domain, or the purchase of one or more lots from a government entity, or a transfer due to foreclosure or seizure by a law enforcement entity, and all other transfers that may now or in the future occur.

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

3. Board discussion and possible action on grass mowing contract.

Charles Brading stated that David Bragg has looked at the contract and approved it.

The contract is for one cut for this year and two for next year.

Mac Simpson asked does this change our commitment?

Charles Brading stated it will be 1 ½ instead of 1 year.

Mac Simpson stated that agreement originally did not include this one year cut and now it does?

Amanda Homesley stated that is correct.

Mac Simpson asked when will it start?

Amanda Homesley stated now.

Charles Brading stated they are waiting on us to approve.

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

NEW BUSINESS

1. Board discussion and possible action on the Annual Holiday Contest.

Amanda Homesley stated that we have this every year. I am coming to the Board to see if you want to continue this. Pam, our assistant, had an idea to do something new or do we want to continue to do the same thing. Usually, we have 3 categories which are scenes, lights and animation. Her idea was to do different themes such as Griswold, Santas favorite, and characters with only 1st and 2nd place.

I am coming to the Board to see what they would like to do.

Charles Brading stated will the financial be the same?

Ruth Bullock asked how many people usually do it?

Amanda Homesley stated we normally have around 16 people. In the past we have had 1-3rd prizes and participation of \$10 but we don't want to do the participation prizes any longer.

Last year someone posted, sign up and you get your \$10. Registration for the Holiday Contest are 11/28-12/14 and the judging dates are 12/16-12/22. If you would like to judge, please let me know.

Mac Simpson made a motion to approve the old method of the Annual Holiday Contest without the participation prizes. Ruth Bullock seconded the motion. A vote was taken, and the motion passed unanimously.

2. Board discussion and possible action on Annual Meeting donation.

Mac Simpson stated that he would like to make a motion to approve a \$500 donation to First United Methodist Church for setup, removal and the use of the facility for the Annual Meeting on January 27th.

Mac Simpson made a motion to approve a \$500 donation to First United Methodist Church for the setup, removal and the use of the facility for the Annual Meeting on January 27,

2024. Charles Brown seconded the motion. A vote was taken, and the motion passed unanimously.

3. Board discussion and possible action on candidate registration deadline.

Amanda Homesley stated that the candidate registration deadline is 12/1/2023. The Annual Meeting day is 1/27/24. Ballots have to be postmarked by 1/22/24.

Everyone should have a printout of the dates.

Ruth Bullock made a motion to approve the timeline presented. Charles Brown seconded the motion. A vote was taken, and the motion passed unanimously.

4. Board discussion and possible action on Election Committee/Tribunal deadline.

Amanda Homesley stated the Election Committee deadline is 11/1/2023. We have 3 positions up for election which are for Charles Brading, Ruth Bullock and Charles Brown. There are also 3 on the ACC that are up for election.

Charles Brading stated David Carter may be.

Amanda Homesley stated he has not resigned and his position is not up.

Ruth Bullock asked how many are on the Committee?

Amanda Homesley stated there needs to be at least 3 on the Committee. Kat or Eddy who is not running for election will need to be on it and then the 3 of them will need to decide on who will be the election chair.

Ruth Bullock made a motion to approve the timeline presented. Charles Brown seconded the motion. A vote was taken, and the motion passed unanimously.

5. Board discussion and possible action on donations.

Charles Brading stated let's look at what we did last year. Amanda Homesley gave them a printout of what the donations were. Dann Zimmer stated that he would like to see more given to the veterans. The vfw and Restoration are both good. I volunteer for Restoration and not sure I should be the one to give one as I would feel guilty.

Lois Hornbuckle stated it would be nice if the people from Restoration Ranch could come and make a presentation as to what they do. There might be some people as well that could use them. Kat Smith said there is also a donation form they could use to ask for however much they want. Dann Zimmer said he will definitely tell them. Mac Simpson said I think that would be in addition to. Ruth Bullock said these all were from a survey.

Mac Simpson asked how were the amounts established? Amanda Homesley stated the POA and ACC split these amounts. Mac Simpson said I am not questioning these but I would like to see some of these numbers change. Do we want to follow this, or do we want to discuss these amounts? I have 2 on there that are under budget for what they do for our community. I think for Pines and Prairie Land Trust I would like to make a more contribution to but see it was going toward a specific improvement. Ruth Bullock stated we donate but we don't tell them how to use it. I would like to see a bigger number and it be spent towards Tahitian.

Ruth Bullock asked when do we need to decide on this?

Amanda Homesley stated I think before the year end and its already October.

Charles Brading stated do we need to work with what we have here or change the dollar amounts or can we wait until next month?

Amanda Homesley stated you can do it anytime, but he needs to know how much money he has to move into a cd. Dann Zimmer stated we have a cd maturing in November and we will have the money. Greg Stigall asked to include the ACC in the discussion on donations. **Mac Simpson made a motion to table the discussion on donations so we can get with the ACC and the people that show up every week/every month and get their input. Ruth Bullock seconded the motion, A vote was taken, and the motion passed unanimously.**

Ruth Bullock stated that about 3 meetings ago around a Clean Sweep event, I asked Chief Gil what we could do to help the fire department and he said they needed a chipper. They just bought the Fire Department off of Tahitian. They will remodel the Fire Department and will staff it 24/7. They will need 2 chippers as they are trying to do 2 locations at 1 time and they always end up borrowing from TFS. He doesn't want people to drive all over the place to get rid of the materials. One will be central and one is in Tahitian. They are going to let people get mulch. Dann Zimmer asked if it was on wheels. Ruth Bullock stated yes. They gave her a quote good for 30 days directly from the company. I would like a motion to get this done.

Dann Zimmer asked this is only for Tahitian? Ruth Bullock said yes.

Dann Zimmer said I don't have a problem with it but it sits.

Amanda Homesley said its quarterly 8-2.

Mac Simpson stated so we are going to pay \$100k grand for 4 times a year. I think we need a commitment for at lease every other month with at least a 4 hour window.

Ruth Bullock stated I would never do that to a first responder.

Mac Simpson stated we are talking about 24 hours a year.

I don't think one Saturday every other month is unreasonable. I recommend we set up a meeting, possibly next week. Can we make a motion on Slack.

Dann Zimmer stated I am not opposed to it but I think we need to utilize it on a regular basis.

Mac Simpson asked can we make a motion on Slack?

Ruth Bullock said no, I want to make it in public.

Mac Simpson, how do we rectify this?

Ruth Bullock stated we can't.

Resident asked why is there only 1 quote?

Ruth Bullock states The City/County does not have to have 3 quotes. We can bring the chief to answer all these questions. Charles Brading stated it is a risk we are taking but it is prudent to get some of these questions answered.

Ruth Bullock stated that Chief Gil answered that he cannot make a commitment to that because it is a full-time job to keep someone managing the chipper.

Greg Stigall made a suggestion to ask the company to extend the contract out to be locked in to the dollar amount.

Dann Zimmer stated that we don't have to roll over the \$110k plus the interest on November 16th. Let's wait until we see what we do on donations.

Sean Neighbors asked why would our POA be solely responsible for the dollar amount of the chipper when we can only use it for only 4 times a year and the ESD can use it whenever they want?

Ruth Bullock stated no they wouldn't be using it, they have their own, this one would be just for Tahitian.

Charles Brading asked maybe if we paid someone to do it, it could happen.

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

None



EXECUTIVE SESSION

None

Mac Simpson made a motion to send the 3rd letter violation to our attorney, Mr. Bragg. Ruth Bullock seconded the motion. A vote was taken, and the motion passed unanimously.

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

Meeting adjourned at 8:13 PM.

	<u>12-01-23</u>
David Carter, TVPOA Secretary	Date
	<u>11/21/23</u>
Amanda Homesley - Association Manager	Date