



TAHITIAN VILLAGE

TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association
Tuesday, November 21, 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, Luke Thompson, Michele Plummer, Randy Hudgins,
Greg Stigall, Kathryn Zimmer

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 October 17, 2023, meeting minutes.

Ruth Bullock made a motion to accept the October 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 October 2023 financials.

Dann Zimmer stated that the transfer fee revenue is down a little bit. We also had extraordinary expenses as we paid \$27,500 for the mowing to the BCWCID#2 which we will be reimbursed by the ACC. Looks like we are -\$16k and that is not an indication of our actual financial performance. Revenues are down and expenses are way up. We are still going to be in the \$80-\$90k profit range.

Charles Brading asked, so we are good with the donations we are looking to approve?

The \$110k cd matured a couple of days ago. I can move as much as we need.

We have another cd that will be maturing in January and another in April and we are very liquid. I will need a motion to allow me to go up to 2 years for that I believe.

I am proposing that I invest up to \$100k for up to 2 years and bring \$12k to the checking account. I talked to Adam today and we will probably not get 6%. I am thinking more about staggering to make sure we are getting a premium.

Charles Brading stated I would like to keep \$75-\$80k in the bank in case we may need it.

Dann Zimmer stated he asked all the time what foreseeable expenses we have, and we have cd's coming up for maturity in January and April if we need money.

Mac Simpson made a motion to invest up to \$100k in a 2-year cd with Edward Jones. Charles Brown seconded the motion. A vote was taken, 3 votes yes and 1 abstain, motion passes.

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

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

None

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

Lois Hornbuckle stated that you were wanting to put the cd into a 2-year cd but also stated that the longer term didn't have as good of a rate as the shorter term, why aren't we using the shorter term to get a higher rate?

Dann Zimmer stated rates are based on the longer term/short term intermediate term expectations. I am saying lock it in for 2 years so we can get a decent rate.

Lois Hornbuckle asked what is the donation listed for \$27,500?

Charles Brading stated it is for the mowing contract for 18 months.

OLD BUSINESS

1. ACC Report given by Amanda Homesley

Permits issued for September 2023:

- 10 new homes
- 8 fences
- 3 pergola
- 0 decks/patio
- 4 sheds
- 1 garage
- 1 retaining wall
- 0 pool
- 2 driveways
- 62 total homes permitted in 2023

NEW BUSINESS

1. Board discussion and possible action on Neighborhood Cleanup.
Resident did not show, tabled.
2. Board discussion and possible action on donations.
Charles Brading stated the following donation will be split between the POA and ACC
totally \$10,750 from each:

Bastrop ESD	\$5,000.00	
Pines & Prairie	\$5,000.00	
Bastrop Food Pantry	\$2,500.00	*for food
100 Club	\$2,500.00	
Restoration Ranch	\$2,000.00	
CASA	\$1,000.00	
CAC	\$1,000.00	
Family Crisis Center	\$1,000.00	
Friends of the Library	\$500.00	
Bastrop Animal Shelter	\$500.00	
Save an Angel	\$500.00	

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

Dann Zimmer asked if this is final?
Charles Brading answered yes for this year.
Mac Simpson stated yes, and we will make these by the end of this year?
Charles Brading answered yes.

3. Board discussion and possible action on scholarship fund.
Charles Brading stated that they would like to establish 2 scholarships for one for one student who attends a 4-year school and one who attends a trade school. We would need guidelines and
Mac Simpson asked is this annual or one-time.
Amanda Homesley stated it would be a board decision.
Dann Zimmer stated can we get the school district to do it?
Amanda Homesley stated she wasn't sure if the school would do it for just a Tahitian kid.
Ruth Bullock stated she sits on boards where the committee does it and the school will give kids that fit our criteria, but I don't think we need to give it to to the school because this is our scholarship to give.
Mac Simpson is asking what are you wanting today?
Charles Brading to move forward to spend this money and approve the application forms and guidelines.

Amanda Homesley stated there are too many questions that need to be answered here.
Dann Zimmer stated I am all for this.
Ruth Bullock stated we need a committee for this.
Mac Simpson would like to make Ruth Bullock the chair of the Committee and I would like to serve on it as well.
Ruth Bullock stated she is busy for 3 months so when it is due?
Mac Simpson stated by graduation.
Ruth Bullock stated then I don't mind.
Kathryn Zimmer stated that she would like to be on the Committee as well.

Mac Simpson made a motion to set up a committee to bring information about a scholarship for residents of Tahitian Village. Charles Brown seconded the motion. A vote was taken, and the motion passed unanimously.

4. Board discussion and possible action on Annual Meeting raffle.
Charles Brading stated we are asking people to come to our Annual Meeting on a Saturday and I thought it would be really nice to have a raffle and it would be \$25, \$50 and \$100. Having a gift card would be a nice incentive to come. I would like to know what you think?
Mac Simpson said if someone needs that kind of motivation to come to our meeting, then I don't necessarily want them there.
Ruth Bullock stated I look at it differently. That is just the way the world is. We do it all the time and we just make sure to do it at the end of the meeting.

Charles Brown made a motion to approve a raffle drawing not to exceed \$175 at the Annual Meeting. Ruth Bullock seconded the motion, a vote was taken, 3 votes yes and 1 abstain, motion passes.

5. Board discussion and possible action on Annual Meeting plaques.
Charles Brading stated that I would like to get a plaque for the people such as the speakers or people that leave the board. They are like \$40 apiece.
Mac Simpson stated you are going to think I am a negative nelly but when anyone retires or leaves the board then yes, we present them in a job well done. I know someone who was serving here for a long time that needs one.
Amanda Homesley stated there has to be some stipulation as someone could serve for 1 year.
Michele Plummer stated what are you all talking about? We just know you are passing a piece of paper around.
Ruth Bullock stated it is to acknowledge people and to thank them for their service. I think it is good if they do retire but if they are speaking maybe do a certificate.
Dann Zimmer stated he thinks this is a case-by-case issue.

EXECUTIVE SESSION



The POA entered an Executive Session at 7:35 PM.
The POA reconvened in regular session at 7:54 PM.

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

Charles Brown made a motion to approve Holiday Bonuses for the employees. Mac Simpson 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 7:55 PM.

	<u>12-19-23</u>
David Carter, TVPOA Secretary	Date
	<u>12/19/2023</u>
Amanda Homesley - Association Manager	Date