



TAHITIAN VILLAGE

TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION

P.O. BOX 636, BASTROP, TEXAS 78602, (512) 321-1145

TVPOA ANNUAL BOARD MEETING MINUTES

The Annual board meeting of the Board of Directors of the Tahitian Village Property Owners' Association – 1:00 P.M., Saturday, January 28, 2023

TVPOA Board Members Present:

Jan Schwindt, Ruth Bullock, Mary Jo Creamer, Charles Brading

Board members absent: Daniel Zimmer

Association Manager: Amanda Homesley

PUBLIC PRESENT: Joe Schwindt, John Brannan, George Martinez, Susan Magdall, Ed Willis, John Creamer, Carlos & Joni Del Los Santos, Sergio & Nga Marquez, Mel Hamner, Bruce Looman, Gilbert Zamora, Maggie Abbott, Kevin & Karla Tomanka, Linda Graham, Emilia Montalvo, Georgeann Shockley, David Jones, David & Carol Carter, Lois Hornbuckle, Jessica Zamora, Jim & Vickie Konrad, John & Tami Engle, Nicole DeGuzman, Matthew & Virginia Alvarez, Joseph Cannon, Denise Smith, Pierre Wilson, Randy Mikel, Tammy Ebadat, L. Logan, D. Schneider, Anthony Schneider, Chrissy Baker, Tony & Tina Terry, Randy Hudgins, Christine Miller, Lester Carrison, Bob Beck, Carol Weber, James & Vicki Abshier, Greg & Sandy Stigall, Pat Golgert, Wick & Kristi Baker, Ruth Forsdick, Gwen Winter, Jo Egitto

MEETING CALLED TO ORDER: Meeting was called to order at 1:01 p.m. by President-Jan Schwindt. I would like to introduce the current seated board. The missing chair is Daniel Zimmer. Charles Brading, Ruth Bullock, Mary Jo Creamer, Association Manger, Amanda Homesley and I am Jan Schwindt. We will introduce the new members at the end. We will discuss the 2022 financials and 2023 approved budget first and then introduce our guest speakers. So come in and sign in, please.

2022 Financial Report-Mary Jo Creamer

Mary Jo Creamer gave a report of 2022 financials.

2023 Annual Budget-Mary Jo Creamer

Mary Jo Creamer discussed the 2023 approved budget.

County Commissioner Mel Hamner (MH) stated we are working closely with the Road District. They are currently fixing the bridge at Briar Forest and then to Kaanapali to fix that bridge. They intend to resurface Tahitian, Akaloa, and Kaanapali between Briar Forest and Tahitian. Resurfacing takes at least 60-degree weather. We have stockpiled the chip rock on Airstrip so if you have complaints, call me. In

the 6 years I have been in office we have done 3 miles per year and are less than 20 miles left. Regarding the Movie Studio are still working out issues. The metal frame going up off of Lovers Lane is the County's purchasing warehouse, general services facilities, and fuel mitigation. I also heard that probably an apartment complex is going in down there so that will increase traffic. The school is going to improve the bus barn. Lovers Lane is planned to be widened by this year end. One of the questions that is being studied is for another egress. One option is above the railroad tracks around Nuuanu, and the other is off of Industrial Park.

Resident: Can someone widen Baseball Lane? The culvert has collapsed.

MH: We are aware and the culvert will be fixed, and we do have the opportunity to widen it.

Resident, Carlos: is there a plan to have 100% of the roads paved in 5 years?

MH: I would like to say so

Resident: asked about striping.

MH: that the County doesn't normally stripe. Tahitian is and needs to be redone and the speed limit signs freshened up.

Resident, Joseph Cannon: asked about culverts and flood issues. There is water being flushed in a pond off of the golf course between hole 1 and 2, the culvert is full. If we have a hard rain, then we are going to have a hard time. I live in the old Mike Weddings house.

MH: I will be glad to take that up with the golf course owner.

Resident, Joseph Cannon: please within the next 24-48 hours.

Resident, Tony Terry: asked about the stop sign on Airstrip?

MH: It should be a 3-way and we will get that taken care of.

Jan Schwindt stated if you have any further questions, please get a business card from Mel or email the office and Amanda can get the questions to Mel.

ESD #2 President, George Martinez (GM) stated I have been a Tahitian resident for 24 years and volunteer for the Fire Service for 28 years. In 2008 we were formed to help improve the Fire Service. In 2014 we started hiring fire fighters and we are looking to hire 3 more fire fighters. Currently we have 3 full-time on Hwy 95 and 3 full-time on 1441. We are looking to open another station soon off of McAllister with more full-time fire fighters. The city wants to keep the fire station in Tahitian. The sales tax was passed, and the property tax was reduced.

Resident Lois Hornbuckle: stated at one point that you all were going to include education classes for fire mitigation. Is that still on track?

GM: yes, we want to start a mitigation plan. Once we have the staff to do so, we will start that. We want to do more chipping events and train people on how to make their home safe. In October we want to hire a full-time mitigation person and start training classes.

Resident: stated that homeowners are seeing issues with their insurance policies with renewing, especially with the undeveloped lots that haven't been cleared. This is an urgent issue filled with dead trees.

Mel Hamner: stated a lot of those properties are out of town/state owners and that would be trespassing.

Resident: Mac Simpson: stated you would have to get a bill passed to clear a property if it is a fire hazard because of property rights.

POA Board member, Charles Brading: asked what is the general response time for the Fire Department?

GM: generally 9 minutes.

Resident: asked what do you do with gates?

GM: we use bolt cutters.

Sheriff Maurice Cook (SMC) thanked us for allowing him to come visit with us for a short period of time. I have been the Sheriff since 2016. I do the best I can with the money I am given from the Commissioners. I have been with law enforcement for over 50 years and have a good prospective of law enforcement. It is just that the management part of it is a task and challenge all of the time to make sure all of the people are in the right places. We have 5 units that are trained in traffic, and we have units that don't even have radar. We have done changes on our cars. The cars are now solid black as they are cheaper. The uniforms are a different color, and they wear vests now as the old ones were hurting their backs. All of these things are safer. The deputies go from call to call. We are to have 50 deputies in 900 sq. miles. This doesn't account for the ones that are out at times. We have 21 investigators on approximately 5000 cases that we have every year. We may get 100 child referrals in a month.

We have 12 other people including livestock officers and 2 for mental health situations, etc. In November we had 5 murders, in December we had 2 murders. Murders take a lot of time. Some of these we put on Facebook. If a person is a threat, we will post it. We are in the news again because of use of force. I look at videos and how people interpret things. Our people have 2 cameras in the car and one on them so three in total. When we look at these crimes for use of force, we passed a rule on how to use a takedown method without a choke hold. I took away all of the batons. We all took classes on how to retrain them.

We should have 108 deputies at the jail. Williamson County pays \$108k and we pay \$59k. When we train them, then they leave. Most get a take home car and go for the higher salary. We house up to 300 prisoners at any given time. The local crime has increased so much.

Resident: asked do you have a work release program?

SMC: the judges have to order it and nor could we effectively manage it because we are short-staffed.

Resident stated I was asking for work release so they could possibly pick up trash in Tahitian.

SMC: you would need to contact the Probation Department.

Resident: asked do you see a trend in crime here in Tahitian?

SMC: we are fortunate to live in Tahitian because relatively speaking we are crime free. We don't get many calls from Tahitian.

Resident: asked if there was a way Texas could make it to where you had to live in the County you work for as we are losing so many officers to other City/Countries.

SMC: no, he wished he could. Every agency has different policies and people choose what they want as it is part as their benefits. I want our deputies to be a part of our community.

Resident Carol Weber: asked is there a large drug problem in our county?

SMC: yes but no different than the other counties. We run 50 search warrants a year and most are drug warrants. We have 1 car that has a canine. I learn from experiences. I learned from Uvalde. We bought doors and are training to get through them.

Resident Jessica Zamora: stated she has spoken to a couple of sheriffs in the community and one of the complaints specifically was pay done under Judge Pape and now that there is a new judge, what is the possibility of them getting a raise?

SMC: I was in there fighting and I asked for a 12% raise, and they didn't get it. They did get a raise along with what everyone else received in the County. I can tell you that Mel, the Commissioner, who I work with closely and look forward to the new administration and can get a decent raise and figure out a way to get keep our officers. We did get a 10% raise.

If we get a school shooting, the training now is to stop the shooter.

POA Board member, Charles Brading: asked if we can, can we get an empty patrol car every now and

then?

SMC: it works one time and then they vandalize it. We need those signs that state how fast you are going that intimidates you.

Deputies get paid more money for the off-duty jobs than for being on duty. The Sherriff's Department is with all school districts to have access to cameras in case of school shootings.

BCWCID#2 General Manager, Paul Hightower

TVPOA President, Jan Schwindt: stated that BCWCID#2 General Manager, Paul Hightower was not available for the meeting but did send a letter to share. Paul sent a recap of the accomplishment of BCWCID#2 for 2022 and that letter can be found in its entirety at the end of these minutes.

TVACC President Greg Stigall (GS)

I want to thank our current members, Aaron Sanford who is not here, Randy Hudgins, and a new member, Eddy Plummer who will be at our next meeting due to a prior commitment.

Thanks to everyone who came to the Annual Meeting, and I encourage everyone to attend the ACC meetings that are the first Monday of every month at 5:30. Please email our office manager, Amanda with any questions.

NEW BUSINESS

TVPOA President, Jan Schwindt stated that concludes the speakers. Greg, thank you for announcing the ACC members.

We have 3 positions open every year. In October of 2021 the Bylaws were rewritten and term limits were added. Term limits are complete for Mary Jo and I this year. The third position would be for Dann Zimmer. He took over a position for 3 months. Dann had to re-run and submit paperwork again. David Carter also submitted his Candidate paperwork. Both Candidate's packets were vetted and approved. We had candidates equal to or less than the number of seats open, therefore, Dann Zimmer and David Carter are deemed elected at this Annual Meeting as written in the Bylaws and will automatically become a part of the board. We sent out notification that we reopened candidacy again. We still need one for both the POA and ACC. If you are interested, you will need to complete the candidate paperwork.

We had one additional person, Mac Simpson, complete the paperwork for POA. Mac's candidacy packet has been vetted and approved. So therefore, Mac Simpson is also deemed elected at this Annual Meeting as written in the Bylaws and will automatically become a part of the board. Mary Jo Creamer stated we still need one other POA member, as we had an additional person resign just before the end of 2022.

TVPOA President, Jan Schwindt stated we will reopen candidacy again soon in an attempt to fill open positions.

I want to say thank you to all who have attended and Tahitian Village is an awesome neighborhood.

PUBLIC COMMENT

Resident Susan Magdall: from Koolua there has been a lot of discussion about garage sales and Susan is wanting to do a huge sale all together. I have about 25 families interested. Each person will be doing it at their own location and I am looking at March 24th-25th. I will post everyone's address on Facebook.

2 large signs at entrances and the residents are responsible for their own sale and signs.

If someone is wanting their address, they can reach out to me, and I will get it to the POA to post.

Resident Mac Simpson: suggested maybe going through the Chamber of Commerce as the one in

Smithville was helpful when he was on the Chamber there.
POA Board member, Charles Brading: stated I recommend putting times as well with the address.

Resident Jessica Zamora: wanted to bring back up the public comment period and re-open the back-and-forth comment with one another.

TVPOA President, Jan Schwindt: stated the new board would have to discuss this at the next meeting.

Resident John Engle: stated it seems like the construction crews take control of the village. They start too early and work too late and there should be some rules on this.

TVPOA President, Jan Schwindt: stated there are rules in the building guidelines.

Resident Carol Weber: asked who is responsible for overseeing this?

TVPOA President, Jan Schwindt: stated the only way for us to know that these things are happening at 6 in the morning is for you to let us know. Call or email us to let us know and we send letters as this is a violation.

TVPOA Association Manager Amanda Homesley: stated if you could take a time stamped photo and send it to me. They are allowed to work from 7-7, Monday-Saturday and they can be fined \$250 for each violation.

POA Board member, Charles Brading: asked how many homes are under construction at this time?

TVPOA Association Manager Amanda Homesley: stated 100 homes.

POA Board member, Charles Brading: stated 100 homes with 2 staff. We depend on you to help.

TVPOA President, Jan Schwindt: stated that is why we ask for you to be our eyes and ears. We tour for POA and ACC but there is no physical way to be in all of those places at all of those times.

TVACC President Greg Stigall: stated there is over 60 miles of road.

Commissioner Mel Hamner: stated 63 miles to be exact.

Resident Tammy: asked is there a rule on the length of time you need to live here in order to apply for a position.

TVPOA President, Jan Schwindt: stated no.

There being no further business,

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

Meeting was adjourned at 3:02 p.m.

[Redacted signature area]

Charles Brading - TVPOA Secretary Date

[Redacted signature area]

Amanda Homesley - Association Manager Date

Paul Hightower, BCWCID#2-

Good morning everyone. I apologize for not being in person, I had a pre-scheduled out of town event.

This past year has been exciting and interesting for the District. After many many years of fighting the THM problems, this was one of my primary tasks coming on here, to figure this out. After a couple hard years of testing, we finally had found the solution in 2021, which was a granulated activated carbon filtration system or GAC for short. We did several pilot studies with a smaller unit and they all passed with flying colors. The Board approved the purchase late 2021 and we moved forward getting it constructed. In May of 2022, we put it online at our #2 station and it has been working flawlessly since. We have had zero tests come anywhere near our limits and no state penalties at all. This has been a major accomplishment for the District to get completed. Some people, depending on location, may experience a bit of soft water vs the harder water we are used too, which relates to the carbon treatment. It's basically a home style soft water system, but on a much larger scale. If anyone has any questions, please feel free to contact the office.

Continuing to work on our 10-year capital plan for all the Districts major planned expenditures, we approved a Bond note in 2021, to move forward with a lot of much needed system improvements. The first major project of 2022 was the water line upgrade going down Tahitian to Kaanapali. This was another major accomplishment and took the contractors 8 months to complete. We had a lot of leaks and undersized lines in this area, which was costing us money and most importantly, water loss. We have a hard enough time getting the water from our wells, we certainly don't want to be wasting it.

We have started on the next project, which was awarded to the same contractor this past December, for some high maintenance and compliance lines to be replaced. These will be happening in the N. Kaupo, El Camino, Hawea & Keanahalululu areas thru the year. Right now, the contractors are organizing the projects and we will send out or post notices to anyone in the area, before construction begins or for planned water outages. I put emphasis on the word planned, because if the contractor is working and accidentally hits a valve or line that causes a leak and we have to shut the water off, this is considered an un-planned outage and we cannot control that. It only happened once in the 8 months the contractor was working on Tahitian, but it does happen unfortunately.

The next major item we are currently working on, is our water supply & storage. We have passed the threshold with the state, on the # of customers we have, with how our water system is currently laid out. We are currently spec'ing a water tower design for the system and where exactly to put it. We are trying to take care of 2 things at once, storage capacity and pressure. If we can put up multiple tanks, one or both being a standpipe or elevated design along with possibly a large ground storage tank, we can take care of both. Under state law, we do not have to provide fire flow capabilities, but we want to try and get as close to being able to provide it, as we can. As most already know, fire dangers in this area are very common and anything we can do, that supports our fire departments being able to take better care of the residents, is a plus for everyone!

On the road district side of things, we are moving forward at a very good rate as well. We now have 6 employees working full time on nothing but roads. We have a solid ILA with Mel, the County commissioner, that allows us use of their machines and it also helps in purchasing bulk materials at their discounted rates, which helps save us money. This has kept them very busy, but we are making some

great headway on streets and getting some areas opened up with people access to their lots. I know there is a great deal more to be done but they are moving along very well. Our end goal is to get the roads completed as fast as we can and get us out of the road business and you the residents, out of the road fee. It has gone on too long and we need to get it gone. Mel & I are constantly meeting and going over these roads to find the best ways that we can, to get them done.

Regarding the roads, I would like to say this; its not perfect & never will be. We have SO many things that can affect our annual mileage outcome. Everything from weather to materials availability, delivery, employees, machines going down, etc. We have several variables that are out of our control, that can mess our plans up very fast. Case in point, this past year. We had a full crew of 6. In December, we had one of the new hires leave for another position somewhere else and another employee got hurt off the job, taking him out for 6 weeks. That quick, we are down to 4 employees, which greatly affects the workflow. It takes all these employees, to operate, run and move the machines. Losing 2 employees hurts us. I've had people tell me to simply take them from the water side and move them over, it's not that easy. There are many hours of training that goes into operating some of these road machines, special insurances and requirements we have to go thru or have in place, its not that easy sometimes to just move a person over. It can be a quite lengthy process. With this, we weren't able to get to the last couple of roads on our plan, which puts us behind. Those have been moved up and slated for work this year. By now, crews are already working on them. Every 2 to 3 years, we plan in what we call, a slow year, meaning less "planned miles" so that if we need to play catch up, such as this, we can.

Overall, the District is heading in an amazing direction. We have gotten so much done, in a short time these last few years. We have a ways to go and it will never stop as we grow, but we are finally turning in a positive direction!

Again, I apologize for missing the meeting but if anyone ever has any questions, please feel free to reach out to me at the office.

Thank you. Paul Hightower, GM