



TAHITIAN VILLAGE

TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association
Tuesday, January 23, 2024, at 7:00PM

Meeting held at the BCWCID#2 Conference Room

TVPOA Board Members Present:

Charles Brading, Dann Zimmer, Mac Simpson, Charles Brown, and David Carter

Board Members Absent: Ruth Bullock

Association Manager: Amanda Homesley

PUBLIC PRESENT: Luke Thompson, Greg Stigall, John Creamer, Ken LeJeune

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 December 19, 2023, meeting minutes.

David Carter made a motion to accept the December 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 December 2023 financials.

Dann Zimmer stated that the revenues were down a bit. We are very solid on our monthly revenues. Plus, our interest revenues will be going up as more of the CDs are showing us the income. Our expenses were high for the end of the year, as we had D&O insurance, bonuses, and contributions we make to the local non-profits which are always discretionary and can always cut back. I see no issues with our financials. I believe ours along with the ACC 2022/2023 review will be starting soon.

Amanda Homesley stated that it should in the Spring.

Dann Zimmer stated that we need to make sure we get that started because two years ago it didn't get started on time and it took forever to get done. It needs to be a high priority.

Amanda Homesley stated that it is a different company, and they are always on time.

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

2. Discussion and possible approval on moving expiring CD.

Dann Zimmer stated that we have a CD maturing in the amount of \$163k. We also have \$10,510.24 in the Edward Jones cash account earning a little over 1%. We don't have another CD maturing until July. We have \$25k in First National Bank right now and \$10k available in the cash account. I am thinking of a 9-month CD which will put us to October. We have ample cash needed at this point and don't see going any longer. So, I recommend a 9-month up to a 1-year for the full amount of \$163k and leaving the cash account at Edwards Jones. Mac Simpson asked to verify that First National Bank is at \$25k?

Dann Zimmer answered, yes as of this morning as there have been deposits made. I do not believe we are at risk of spending that much money over the next 5 months.

Charles Brading stated I don't believe we have any expenditures in the foreseeable future. Amanda Homesley stated there is Clean Sweep which is around \$6k.

Charles Brown made a motion to move the expiring Edward Jones CD in the amount of \$163k into another 9-month cd. David Carter seconded the motion. A vote was taken, and the motion passed unanimously.

3. Discussion and approval of 2024 budget.

Dann Zimmer stated we have had a decrease in the transfer fee revenue in the fourth quarter of last year. We will not have the income from the legal settlement but will have more income from interest. So that will offset those two. BBE capital credits we will continue to have and will keep the same. Wages are going up and we are now doing retirement so more on that side. We are not forecasting a great deal of change on the expense side. We can cut back on numerous expenses. It was kind of a break even for this year and we can adjust this as we go through because budgets are fluid and are not concrete. This is the best guess we have for 2024.

Charles Brading stated, and this could change based on how many transfers come in month to month. So, this is a calculated estimate.

Dann Zimmer stated, yes.

We are forecasting that we will spend \$30k on charitable contributions and last year was \$25k. Unless something happens, we probably won't spend \$25k on professional fees.

Does this have to be approved?

Amanda Homesley answered, yes. That is why I was hesitant about going in with a negative budget.

Charles Brown asked, is the rent going up?

Amanda Homesley answered, no.

Dann Zimmer stated but it's still a 1-year lease.

Amanda Homesley stated, yes.

Mac Simpson made a motion to accept the 2024 budget as presented. Charlie Brown 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.)

Luke Thompson with Pines & Prairie Land Trust wanted to say Thank you again for the contribution. At the Colorado River Refuge we are working to take care of some serious erosion problems and possibly a nature playscape over by Lovers Lane.

Ken LeJeune stated that his landlord got a letter about the canopy in front of his service window. As on January 2nd, he has been there 4 years. The umbrella helps with the record-breaking temperatures. The canopy helps shade it. I would love to put an awning but the high winds in Texas won't hold it on that structure. I talked to the landlord and stated you have to do something; you're going to have to put installation on the inside of the roof or spray it on roof. I am not getting rich here, but I enjoy it. The thing I enjoy the most is the people.

They told me I can't have a canopy or umbrella.

Charles Brading asked, is this something the ACC can look at? Your fortunate that the ACC President, Greg Stigall is here.

Mac Simpson questioned what the letter is.

Amanda Homesley it is for the pop-up tent that is not allowed in front of any home or business. We have had complaints that as you enter Tahitian there is a pop-up tent right in front of the store.

Dann Zimmer asked what is the purpose of the code? I understand why a home shouldn't.

Amanda Homesley asked do you want to enter Tahitian Village and see a pop-up tent?

If a home can't have it, why would you want a business to have it?

Dann Zimmer stated because the purpose is to not have a house have a structure in front of what they are living in. This is a business that is trying to serve our community. The purpose and intent is absolutely germane to every code that we have, and I don't see it in this case but I'm not going to get into that, I'll let the ACC.

Amanda Homesley stated if the letter states conformity, then it is a POA and ACC issue.

Ken LeJeune stated that there are umbrellas in this neighborhood. Some of them have slabs and it's none of my business. There is one that has pvc pipes. These have been here a long time. They think they look nice. They are here for a reason.

Charles Brading stated I recommend that you put it on the ACC agenda.

Charles Brown stated there are restrictions per the ACC and POA and I understand what you are saying but you don't own that building and this should be taken up by the owner, you are leasing the building. I am not going to say the amount but it's pretty high.

Ken LeJeune stated he can't put an awning because it will be ripped off. I will lose some business without the canopy. Before I have to stop my feet on social media, I don't know what to do. I don't want to be in your position.

Dann Zimmer stated I am sure there will be discussions.

Ken LeJeune stated that money is not the problem. I do my best to keep my parking lot clean.

Charles Brown stated we will look into it.

Charles Brading stated we are good stewards of your money, and we will take suggestions from the community. We want to make sure the programs take care of the community.
Russ Fallon asked if the tree beetle is becoming an issue?
Dann Zimmer stated that there appears to be more and more trees falling because of this.

RAFFLE DRAWING

Charles stated this is the fun part. We will have the Sheriff draw.
The first drawing will be from Pines & Prairie Land Trust for a Bird Watching guided tour.
The second drawing will be for a \$25 Walmart gift card.
The third drawing will be for a \$50 Walmart gift card.
The fourth drawing will be for a \$100 Walmart gift card.

There being no further business,

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

Meeting was adjourned at 1:58 p.m.

[Redacted Signature]

David Carter – TVPOA Secretary

2-20-2024
Date

[Redacted Signature]

Amanda Homesley - Association Manager

2/12/2024
Date