



TAHITIAN VILLAGE

TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association
Tuesday, March 19, 2024, at 7:00PM

Meeting held at the BCWCID#2 Conference Room

TVPOA Board Members Present:

Charles Brading, Charles Brown, Mary Jo Creamer, David Carter,
Mac Simpson, and Dann Zimmer

Board Members Absent: None

Association Manager: Amanda Homesley

PUBLIC PRESENT: Randy Hudgins, James Smith, Greg Stigall, Kather Zimmer, Chrissy Baker

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 February 20, 2024, meeting minutes.

Mary Jo Creamer made a motion to accept the February meeting minutes. Charles Brown seconded the motion. A vote was taken, and the motion passed unanimously.

TREASURER'S REPORT

1. Discussion and possible approval for the January 2024 financials.

Mary Jo Creamer stated that she wasn't here during this time, but Dann has reviewed them and told Amanda they were good. We had gross income of \$19,343.00, the bulk of this is from transfer fees of \$7,838.75. We had expenses that totaled \$5115.22, the bulk of that was payroll, special events such as the Holiday Contest, Clean Sweep and the Annual Meeting which was \$1,320.46. That leaves us with a net income of \$14,227.78.

David Carter made a motion to accept the January meeting minutes. Charles Brown seconded the motion. A vote was taken, 4 votes yes, one abstained by Mary Jo Creamer, motion passed.

2. Discussion and possible approval for the February 2024 financials.

Mary Jo Creamer stated that the income gross for February was \$19,211.95. The majority of that was from the transfer fees which were \$18,306.25. Expenses total was \$9,460.74. The majority of that was payroll at \$3,800.59, professional fees at \$900, legal fees at \$375 totaling \$1,275.00, Clean Sweep bill was \$2,182.12. Net income was \$9,751.21.

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

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

Clean Sweep will be held on April 20th from 8:00-Noon in the BCWCID#2 parking lot. Volunteers are needed to help with the event. Please contact our office at 512-321-1145 if you would like to volunteer.

Charles Brown stated he would like to volunteer for that.

First National Bank will have a paper shred day on April 13th from 8:30-11:30. The limit is 2 boxes.

An email blast has gone out and I will send another one out soon.

Chrissy Baker stated that they are having a community garage sale this Saturday. The Tahitian Market has offered to have fliers with all the addresses at the counter. There will be some directional signs. Right now, we have 16 or 17 houses. I am posting it on Facebook, Nextdoor and Community Impact is also helping promote it.

Amanda Homesley stated if you would like to send it to me, I will send it out in an email blast. Chrissy Baker stated that it is open to more participants, so if you would like to participate, I will finalize the list on Thursday.

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

OLD BUSINESS

1. ACC Report given by Amanda Homesley

Permits issued for February 2024:

- 7 new homes
- 5 fences
- 1 pergola
- 1 decks/patio
- 0 shed
- 0 garages
- 0 retaining wall
- 1 pool

- 0 driveway
- 24 total homes permitted in 2024

Touring violation report for January showing a total of 42 letters delivered to residents:

- 1st letters sent out were 25
- 2nd letters sent out were 10
- 3rd letters sent out were 2
- Total for the month was 37
- 30 violations resolved (some resolutions may be from violations issued in previous months)
- 12.5 hours toured during the month for a total of 127 miles.

2. Discussion and possible approval on designating Tahitian Village a Purple Heart Community.

Mac Simpson spoke to Mel Hamner, and he stated that if there is nothing to attach the signs to, he didn't see a problem getting something to attach it to. To bring everyone up to speed. I proposed that we designate our community a Purple Heart Community. I have spoken to the commander in Austin, and we can get the signs for them for \$38.50. I would like to get 4 signs, use 3 of them and have one as a backup.

Resident asked what does this mean?

Mac Simpson stated that it is for recognizing the military that received a purple heart for injury during combat. Bastrop City is a purple heart City. I thought it would be something nice to do for our residents in Tahitian Village.

Dann Zimmer made a motion to make Tahitian Village a Purple Heart Community and to purchase 4 signs at \$38.50 each. Mac Simpson seconded the motion. A vote was taken, and the motion passed unanimously.

NEW BUSINESS

1. Discussion and possible action on hog mitigation.
This motion was previously made on Slack on 3/4/2024.

Mac Simpson made a motion to authorize the Manager to contract with a trapper for hog mitigation. Charles Brown seconded the motion. 4 votes yes, 1 vote no, motion passes.

Charles Brading stated that we have captured 11 and appears they have seen another 30+. We are working to try to reduce them. I don't think we will ever eradicate them.

Dann Zimmer asked does the County have any plans with this process?

Amanda Homesley stated not that I am aware of.

Dann Zimmer stated so they don't want to get involved and it's up to the homeowner or the POA?

Randy Hudgins stated this isn't the first time this has happened.
Dann Zimmer stated do you know what year?
Randy Hudgins stated around 15 years ago.
James Smith stated the hogs are coming across the river.
Randy Hudgins stated yes, they are walking across the river.
Mac Simpson stated he has 2 retired game warden friends, and their comments were to take care of them now or you will never get rid of them.

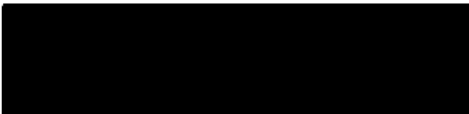
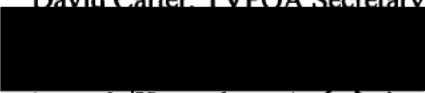
EXECUTIVE SESSION

**The POA entered an Executive Session at 7:15 PM.
The POA reconvened in regular session at 7:22 PM.**

Charles Brown made a motion to send the 3rd letter violations to the attorney. Mary Jo Creamer seconded the motion, 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 7:23 PM.

	<u>4-16-24</u>
David Carter, TVPOA Secretary	Date
	<u>4/16/24</u>
Amanda Homesley - Association Manager	Date