



TAHITIAN VILLAGE

TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association
Tuesday, April 16, 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: Lois Hornbuckle, 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 March 19, 2024, meeting minutes.

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

TREASURER'S REPORT

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

Mary Jo Creamer stated that we had a total income of \$12,188. Of that we had \$8,550 in transfer fees and interest income of \$3,593. Total expenses were \$7,476 and of that the two largest expenses were payroll for \$3,774 and professional fees for hog trapping which was extremely successful at \$3,000 and that left us with a net income of \$4,712.

Dann Zimmer stated it looks like the website/technology is a reduced expense, hasn't it been higher in the past?

Amanda Homesley answered no, it has always been \$200.00.

Dann Zimmer asked have we completed our 2023 tax returns from Betty.

Amanda Homesley answered, yes.

Dann Zimmer asked if they were published.

Amanda Homesley stated that I don't think we publish those, but they have been completed.

Dann Zimmer asked doesn't the board get to review those?
Amanda Homesley stated that if you want.

Dann Zimmer what is the status report on the 2022/2023 review financial statements.

Amanda Homesley stated they will start in May.

Mary Jo Creamer stated that is with Medack & Oltmann?

Amanda Homesley answered yes.

Amanda Homesley asked do you want me to email over the taxes, then stated to come by the office to review the taxes.

Dann Zimmer stated I think the board should be able to review those tax returns.

Amanda Homesley stated they have never been asked for in the past so do you want to come to the office as I would rather not put that in email.

Mac Simpson asked why would you not want to put that in email?

Amanda Homesley stated I just haven't done it before and want it to be secure.

Charles Brown asked will it be secure on email?

Dann Zimmer stated you can send it to Slack if you feel that is more secure.

Charles Brading stated to just put it on Slack.

Mac Simpson made a motion to accept the March meeting minutes. Charles Brown 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 Saturday from 8:00-Noon in the BCWCID#2 parking lot.
Volunteers are needed to help with the event.

They will be working on Lovers Lane so there will be more traffic on Tahitian Dr. as they are re-routing people.

Mac Simpson asked how Amanda was doing with Clean Sweep and volunteers.

Amanda Homesley stated that she had around 14 so far.

Mac Simpson that was pretty good.

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

Lois Hornbuckle asked how many we have caught?

Amanda Homesley stated 50.

Lois Hornbuckle asked and are they still here?

Amanda Homesley stated the board decided to extend it right now.

Mary Jo Creamer asked where they are located.

Amanda Homesley stated they are still on Manawianui.

OLD BUSINESS

ACC Report given by Amanda Homesley

Permits issued for February 2024:

- 4 new homes
 - 9 fences
 - 0 pergola
 - 0 decks/patio
 - 0 shed
 - 0 garages
 - 0 retaining wall
 - 0 pool
 - 0 driveway
 - 28 total homes permitted in 2024
1. 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 9
 - 3rd letters sent out were 1
 - Total for the month was 35
 - 36 violations resolved (some resolutions may be from violations issued in previous months)
 - 10.5 hours toured during the month for a total of 109 miles.

NEW BUSINESS

1. Discussion and possible action on taking credit cards at payments.

Charles Brading stated that we are looking into taking credit cards as this is just a convenience thing to do. They would pay for the fees, and we would pay for the credit card machine which runs about \$600. I would like to motion this contingent on the ACC's decision. Amanda Homesley stated that this would also allow people to pay off transfer fees and that is why I brought this to the POA.

Charles Brown made a motion to wait to see what the ACC does.

Dann Zimmer asked if this is coming from builders that the ACC has been contacted by saying that we would like to get points on our credit cards?

Amanda Homesley stated no.

Dann Zimmer asked how do you know that?

Amanda Homesley stated because I have been asked from the people "do we take credit cards?"

Dann Zimmer stated most people want to get points. That way they can get points to get materials, or health care for their employees. I don't believe this is in the best interests of the POA or the ACC. This is not a convenience factor at this point, it is probably a points factor. This is my opinion and wanted it out there.

Charles Brading stated he thought it would be a good idea to get into the 21st century.

Mac Simpson stated he is somewhere in between. I don't want to spend a nickel.

Who are the people requesting this?

Unless we see a demand, I see we charge for the machine as well.

Charles Brown stated we need to move into the 21st century as well because I don't carry cash since Covid.

Mac Simpson stated I can appreciate that, but I don't think this organization should incur a cost for making that a convenience. I mean how often do you deal with ACC as this is not a reoccurring thing. I don't think the demand outweighs the cost.

Mary Jo Creamer agrees.

Charles Brown stated let's bring it back on the agenda at a later date.

Charles Brading agrees.

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

Meeting adjourned at 7:15 PM.

[Redacted Signature]

David Carter, TVPOA Secretary

5-21-2024

Date

[Redacted Signature]

Amanda Homesley - Association Manager

5/21/2024

Date