



# TAHITIAN VILLAGE

## TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association  
Tuesday, June 18, 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

Board Members Absent: Dann Zimmer and Mac Simpson

Association Manager: Amanda Homesley

**PUBLIC PRESENT:** Lois Hornbuckle, Greg Stigall, Randy Hudgins, James & Kat Smith, Noah Baxter, Brandon & Amanda Hewitt, Wayne & Lucinda Mosley, Nathaniel Mosley, Kelly Pustka, Hunter Maroney, Ashley & Emma Weldon

**MEETING CALLED TO ORDER:** Meeting was called to order at 7:03 p.m. by President, Charles Brading

I would like to start it off with our young recipients for the scholarships so before I call them up, I was going to let Kat Smith who was on the Scholarship Committee speak.

Kat Smith stated that Pam, who is one of our employees, came up with the idea about the scholarship and in my opinion is the best use of the money the POA has made. Being on the Committee and reading all of the applications and the kids plan on doing was just amazing. We had a few learning curves and decided to give all 7 applicants a scholarship. We are super proud of all of you. Thanks for applying and spreading the word because next year there will only be 2. Charles Brading asked if we could have all of the recipients come up: Noah Baxter, Nathaniel Mosley, Emma Weldon, and Hunter Maroney. A picture was taken of all recipients and the POA/ACC members. Kat Smith stated that it turns out that if we give money to a school, they take out a fee and because we want them to get the full \$2000, once you get a receipt and submit it to us for something such as books, tuition, and or housing, we will cut a check for you for \$2000.

### **SECRETARY'S REPORT**

1. Discussion and approval of the May 21, 2024, meeting minutes.

**David Carter made a motion to accept the May meeting minutes. Charlie Brown seconded the motion. A vote was taken, David Carter, Charlie Brown and Charles Brading voted yes, and Mary Jo Creamer abstained. Motion passed.**

## **TREASURER'S REPORT**

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

Amanda Homesley stated she gave a report for April last month and the reason it was not approved was because there was a question on \$13,000. What I found out was that it was cash sitting in the Edward Jones cash account and it was put into a CD at Edward Jones.

Mary Jo Creamer stated which did not come to the Board? And next time it needs to be approved by the Board?

Charles Brading answered absolutely.

Mary Jo Creamer stated we just need a motion to approve.

**Charles Brown made a motion to accept the April financials. David Carter seconded the motion. A vote was taken, David Carter, Charlie Brown and Charles Brading voted yes, and Mary Jo Creamer abstained. Motion passed.**

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

Mary Jo Creamer stated that we have 2 CD's that are expiring in July. Amanda will get us information such as rates from First National Bank and Edward Jones.

We took in \$17,400.00, and \$13,500 was transfer fees and a little over \$3,000 was from Bluebonnet Capital Credit we receive once a year. Our expenses were a total of \$9,900 and the net income at the end of the month was \$7,490.00. The majority of expenses are usually payroll at \$4,400 and Clean Sweep which was \$4,665.

**Charles Brown made a motion to accept the May financials. 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 on July 20<sup>th</sup>.

Mary Jo Creamer asked if we will be doing it any earlier?

Amanda Homesley stated no, it will be from 8-Noon.

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

Lois Hornbuckle asked about the mowing contract.

How much did you pay? How many times has it been mowed already? Where has it been mowed, dates and streets and moving forward, when is the next mow and who is responsible for it and who do we contact if there are questions and is there going to be another contract? Lois Hornbuckle stated there are major roads that are not being mowed at this time.

Charles Brading stated that I can give you some of the details. The contract that we signed was for 3 mows for \$27,000. 2 mows have been done and the last one will probably be done in October. The contact is Paul Hightower at BCWCID#2. After talking with our board members, we will not be renewing our contract (giving our contribution).

Lois Hornbuckle stated that from now on, private citizens will have to take care of it until the next mow?

Supposedly someone came out and mowed a part of Makaha and Tahitian.

Charles Brading stated the Water District is managing the contract.  
Lois Hornbuckle stated it would be in our best interest to talk to Paul and get a list.  
Kat Smith stated it needs to be an established company, not a recommendation.  
Lois Hornbuckle, major streets at least need to be done.  
Charles Brown stated in the least there needs to be a paper trail.  
Lois Hornbuckle stated that the National Night out is in October, and it was really nice last year.  
Let's not wait until the last minute to start planning for this year.  
Also, the scholarship seems like it is going to be a successful thing for our community.  
Let's have the Scholarship Committee get together one last time to make a binder with information and a timeline to use for future years.

## **OLD BUSINESS**

ACC Report given by Amanda Homesley

### Permits issued for May 2024:

- 8 new homes
  - 10 fences
  - 1 pergola
  - 1 decks/patio
  - 3 sheds
  - 0 garages
  - 1 retaining wall
  - 1 pool
  - 1 driveway
  - 38 total homes permitted in 2024
1. Touring violation report for January showing a total of 42 letters delivered to residents:
    - 1<sup>st</sup> letters sent out were 31
    - 2<sup>nd</sup> letters sent out were 8
    - 3<sup>rd</sup> letters sent out were 2
    - Total for the month was 41
    - 42 violations resolved (some resolutions may be from violations issued in previous months)
    - 12 hours toured during the month for a total of 123 miles.

### 2. Discussion and possible action on sign variance.

Scott Ferguson requests a sign variance that had previously been given before that warns neighbors of the newly born fawns and to please slow down. 6-10 signs will be strategically placed throughout the neighborhood on main artery streets and in people's yards who request it. They will be up from now till August 30th and will personally be retrieving the sign at that time. The signs at their largest size will be 24"x48" with some smaller sign if I receive enough requests.

**Mac Simpson made a motion on Slack on 5/29/2024 to approve the sign variance. Charles Brown seconded the motion. A vote was taken, and the motion passed unanimously.**

3. Discussion and possible action on providing support for The Purple Heart recipients. Charles Brading stated that he met with Carl Rees and Mac Simpson. As one of the things Carl wanted to know is what do we do for veterans or what we plan on doing?

I would like to research and get permission to research honor flights. I would like to work with other groups and see what this entails and do some research.

Mary Jo Creamer stated we could do other things also.

I am thinking they may need help building things at their house or they need their yards mowed. There are things besides flying someone somewhere.

Amanda Homesley stated like you have mentioned before, we need to establish who the veterans are in our community.

**NEW BUSINESS**

None

**EXECUTIVE SESSION**

None

**David Carter made a motion to adjourn. Charles Brown seconded the motion. A vote was taken, and the motion passed unanimously.**

Meeting adjourned at 7:30 PM.

[Redacted Signature]

David Carter, TVPOA Secretary

7-16-2024

Date

[Redacted Signature]

Amanda Homesley - Association Manager

7/16/24

Date