



# TAHITIAN VILLAGE

## TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association  
Tuesday, August 20, 2024, at 7:00PM

Meeting held at the BCWCID#2 Conference Room

**TVPOA Board Members Present:**

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

Board Members Absent: Mac Simpson

Association Manager: Amanda Homesley

**PUBLIC PRESENT:** Lois Hornbuckle, Greg Stigall, James & Kat Smith, Nancy Ashcraft,  
John Creamer, Juliano Patrick, Luke Thompson

**MEETING CALLED TO ORDER:** Meeting was called to order at 7:00 p.m. by President, Charles Brading. He stated we are going to go a little out of order because we have Bastrop County Emergency Preparedness here to speak.

James Altgelt stated he is the Coordinator for Bastrop County. Prior to that he was the City Coordinator and retired from that and has been with the County since 2022. He thanked us for allowing him to come speak to us. He said, I wanted to come speak to you about how we get information to you in a timely manner, what can we do better and what questions or concerns do you have. I can't change areas with only one way in and one way out. I wish I had that kind of control, but I don't. I can tell you how we get information out and that is social media. Facebook is how we reach the most people. If you have access to the website, go to the Emergency Management page and it is streamed in real time. You don't have to have an account to see the posts. We put out the same information as the Weather Service. If you are within a polygon on the map, they will send out a message through the IPAL system. (Integrated Public Alert System) If your phone is turned on, your phone will alert you if you have your settings turned on. We also send messages out through WarnCentralTexas.org if you sign for notifications.

If we come to your door and ask you to evacuate, please do it.

Dann Zimmer asked if Mr. Altgelt had any "go bags" like they had distributed in the past. Mr. Altgelt answered that on September 28<sup>th</sup>, the recovery team is hosting a fair and will have that type of swag there.

James Altgelt stated that they try and make all the local POA meetings at least twice a year to get this information out to everyone.

## **SECRETARY'S REPORT**

1. Discussion and approval of the July 16, 2024, meeting minutes.

**Mary Jo Creamer made a motion to approve the July 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 July 2024 financials.  
Mary Jo Creamer stated we had income from transfer fees in the amount of \$14,400 and interest in the amount of \$13,894.40 giving a total income of \$28,294.40.  
For expenses we had D&O insurance for \$6,981, scholarships for \$4,000, payroll \$5,175.29 and a few more Clean Sweep expenses of \$334.76. The total of expenses paid out was \$17,691.64 leaving us a net income of \$10,602.76.

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

2. Discussion and possible approval on matured cd's.  
Mary Jo Creamer stated that we have 2 CDs that have expired and are currently sitting in a cash account. The amount we have is \$270,509.00. We also have another CD that will expire at Edward Jones in November in the amount of \$170,000.00. The current rate as of today is for 6 months-4.60%, 9 months-4.35, 1 year-4.20%. I don't think we want to do it any longer.  
Charles Brading stated I know we have some expenditures in October, I want to be sure we are alright in the checking.  
Mary Jo Creamer stated we don't have to put all of this into a CD.  
Dann Zimmer stated that we also have a CD in Austin Telco that will be maturing in October in the amount of \$260k plus interest over 18 months.  
Dann Zimmer stated we have over \$37k in the checking account.  
Dann Zimmer and Amanda Homesley both stated I think we are fine.  
Dann Zimmer stated I would be in favor of going out for 2 years because we have all of these other ones maturing.  
Amanda Homesley asked what is the interest rate for 2 years?  
Mary Jo Creamer stated 3.9%.  
Charles Brading stated the interest rates are dropping. Do we want to split this up?  
Dann Zimmer stated split it, \$135k and \$135k into 2 CDs.

**Dann Zimmer made a motion to evenly split the cash balance amount of \$270k in to a 1-year and a 2-year CD at Edward Jones. Charles Brown seconded the motion. A vote was taken, and the motion passed unanimously.**

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

The ACC meeting will be held on September 9<sup>th</sup> because of Labor Day.

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

Kat Smith asked how many scholarship applicants turned in receipts.

Amanda Homesley stated those were for July, and we are still waiting for 2 to turn in receipts.

**OLD BUSINESS**

ACC Report given by Amanda Homesley

**Permits issued for July 2024:**

- 16 new homes
- 7 fences
- 1 pergola
- 2 decks/patio
- 7 sheds
- 0 garages
- 0 retaining wall
- 1 pool
- 0 driveway
- 57 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 51
- 2<sup>nd</sup> letters sent out were 22
- 3<sup>rd</sup> letters sent out were 6
- Total for the month was 79
- 35 violations resolved (some resolutions may be from violations issued in previous months)

**NEW BUSINESS**

1. Discussion and possible action on National Night Out.

Charles Brading stated the main goal is to get our residents with the emergency respondents.

We are getting bids on food. I have spoken with Daron, and they prefer to serve just beer and wine and to allow us to bring a caterer to provide the food.

Amanda Homesley stated Pam reached out to several caterers on the 14th and as of yesterday we

have heard back from only one which was Smoked Love. Their bid was \$1,966.25 for 250 people. Pam reached back out today but again this is what we have so far.

David Carter stated the band is a 3-piece band. They play a good mix of music, and it will cost \$800.00 for 3 hours.

Amanda Homesley stated the next thing will be a dessert contest and the prizes for it will be 1<sup>st</sup>-3<sup>rd</sup> HEB gift cards, totaling \$450.00.

The next thing will be decorating golf carts and the prizes for it will be 1<sup>st</sup>-3<sup>rd</sup> Walmart gift cards, totaling \$450.00. We will do a stuff the truck event benefiting the Animal Shelter to include pet food, kitty litter, toys, treats, about anything you can think of for the Animal Shelter.

We were thinking about advertising this in the water bill. If we do this, we need to let them know within 2 days of this meeting. They will add in a colored ½ page or a page in September's bill and the costs will be \$250.00. The signage would be 4x8, 2 would be located at the entrances of Tahitian, one at the office and one by the golf course. The single sided signs are \$98, and the double-sided ones are \$130.00.

Charles Brading stated, I think double sided signs would be best so you can see them from both sides, and they aren't that much more.

Amanda Homesley stated the event insurance would be \$300, and face painting will be \$300. Right now, we are looking at a total of \$5,036.25.

Mary Jo Creamer asked how much did was spent last year?

Amanda Homesley answered I would say approximately \$2,000.00. We didn't have music, and we had it at the Pickle Ball courts.

Charles Brading stated we have a fire truck coming and possibly a helicopter.

Amanda Homesley asked is there anything on here that you don't agree with budget wise?

Charles Brading stated that this is our event.

David Carter stated he is always going to want to cut something. The golf carts, not sure. It is not the 4<sup>th</sup> of July. Dann Zimmer stated not everyone has a golf cart. Mary Jo Creamer stated it is not inclusive as the whole neighborhood whereas the dessert contest, anyone can make a dessert.

Mary Jo Creamer stated a lot of people won't even see it in the bill.

Charles Brading stated I am indifferent. Dann Zimmer stated it's not that big of an expense.

Charles Brown answered no.

Amanda Homesley stated we are taking that off so that is \$700.00.

It was agreed to go with Smoked Love, the food vendor who responded with the bid.

Kat Smith asked have you considered giving some sort of an appreciation bag for the First Responders such as Gatorade as they sometimes are coming and going throughout the night?

Maybe allot a certain amount to make bags. Mary Jo Creamer asked are there any ideas you can give us? Kat Smith mentioned the following: Gatorade, gum, granola bars, pads of paper, trail mix, jerky, etc.

**Mary Jo Creamer makes a motion to approve the following:**

**4 National Night Out signs to be put up September 18 and taken down on October 2<sup>nd</sup>, appreciation bag budget approved up to \$300, entertainment approved using Joe Bob's Bar and Grill for \$800, a dessert contest with gift cards up to \$450, face painting approved up to \$300, catering approved using Smoked Love in the amount of \$1,966.25 and event insurance is approved.**

**Charles Brown seconded the motion. A vote was taken, and the motion passed**

unanimously.

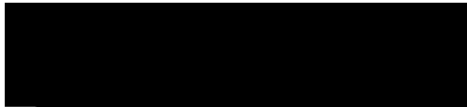

**EXECUTIVE SESSION**

The POA entered an Executive Session at 7:51 PM.  
The POA reconvened in regular session at 8:11 PM.

Mary Jo Creamer made a motion to send the 3<sup>rd</sup> letter violations to the attorney. Charles Brown seconded the motion, and the motion passed unanimously.

David Carter made a motion to adjourn. Dann Zimmer seconded the motion. A vote was taken, and the motion passed unanimously.

Meeting adjourned at 8:11 PM.

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|---|---------|
|  | 9-17-24 |
| David Carter, TVPOA Secretary   | Date    |
|  | 9/17/24 |
| Amanda Homesley - Association Manager   | Date    |