



TAHITIAN VILLAGE

TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association
Tuesday, September 17, 2024, at 7:00PM

Meeting held at the BCWCID#2 Conference Room

TVPOA Board Members Present:

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

Board Members Absent: Dann Zimmer

Association Manager: Amanda Homesley

PUBLIC PRESENT: Randy Hudgins, Lois Hornbuckle, Greg Stigall, Luke Thompson,
John Creamer

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 August 20, 2024, meeting minutes.

Mary Jo Creamer made a motion to approve the August 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 August 2024 financials.

Mary Jo Creamer stated we had interest income of \$3,907.19, we paid TVACC \$500, Clean Sweep income for \$163.00, transfer fees in the amount of \$14,100 giving us a total income of \$17,670.19. For expenses, we have \$8000 for scholarships, payroll \$4,115.65, rent for \$300, repairs for \$190, Clean Sweep for \$4,636.23, NNO \$2,629.12, and website for \$200. Total expenses were \$17,589.367 leaving a net income \$80.82.

Next month we will not have the scholarships, Clean Sweep or National Night Out.

Mary Jo Creamer stated First National Bank account has a total of \$32,945.42 and our total with the cd's is \$934,784.19.

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

2. Discussion on 2022/2023 annual review audits.

Mary Jo Creamer stated that we will have to table this as we have not received the final report.

3. Discussion and possible action on expiring cd.

Mary Jo Creamer stated we have a cd at Austin Telco in the amount of \$263,100.19 expiring on October 14th which is before our next meeting. Rates at First National Bank, Austin Telco and Edward Jones were discussed. It is almost a month away so the rates will change.

Charles Brading stated I would like to spread the money around.

Mac Simpson recommends that if there is no change I would do \$100k in a 1 year and the other \$100k in a 2 year.

Mary Jo Creamer stated since we have \$263k, how about \$163k in a 1 year and \$100k in a 2 year?

Mac Simpson responded yes.

Mary Jo Creamer stated we have another one maturing in November.

Lois Hornbuckle asked can the cd's be closed out early because of the interest rates?

Mary Jo Creamer stated we don't know but will find out.

Charles Brown made a motion to renew the maturing cd at Austin Telco by opening 1 cd in the amount of \$163k for 1-year and 1 cd in the amount of \$100k for 2-years at the comparable rates discussed.

David Carter seconded the motion. A vote was taken, and the motion passed unanimously.

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

National Night Out will be held on October 1st. We have the fire department, police department, sheriff's department, Texas A&M, ambulance and a helicopter at the event. The baking contest, the pet contest, Smoked Love for food and a live band. There is a baking contest so be sure and enter and you can win some money.

Clean Sweep will be held on October 19th from 8-Noon. We need volunteers.

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

None

OLD BUSINESS

ACC Report given by Amanda Homesley

Permits issued for August 2024:

- 8 new homes
- 12 fences
- 0 pergola
- 1 decks/patio
- 1 shed
- 0 garages
- 1 retaining wall
- 0 pool
- 1 driveway
- 65 total homes permitted in 2024

1. Touring violation report for August showing a total of 46 letters delivered to residents:
 - 1st letters sent out were 26
 - 2nd letters sent out were 10
 - 3rd letters sent out were 10
 - Total for the month was 46
 - 50 violations resolved (some resolutions may be from violations issued in previous months)
 - 13.5 hours toured during the month for a total of 131 miles.

Since I didn't have the time and mileage last month, I wanted to be sure and give you that total as well. So, for July we toured 12.5 hours and 123 miles.

NEW BUSINESS

1. Board discussion and possible action on setting date, time and place for annual meeting. Charles Brading stated that it looks like we want to go back to the church, but the time will be at 10:00. The room has been reserved. Amanda Homesley stated we need a motion as we were trying to be proactive and get a room.

Mac Simpson made a motion to hold our Annual Meeting on January 25, 2025, from 10-2:00 p.m. at the First United Methodist Church at 1201 Main St. Bastrop. Mary Jo Creamer seconded the motion, and the motion passed unanimously.

Charles Brown made a motion to make a \$600 donation to First United Church. Mary Jo Creamer seconded the motion, and the motion passed unanimously.

Mac Simpson asked how many places are there to fill?

Amanda Homesley stated there are 3 places on the POA that are up, and they are:

Mac Simpson, David Carter, and Daniel Zimmer.

There are also 2 spots on the ACC, and they are: Eddy Plummer and Kathryn Smith.

2. Board discussion and possible action on candidate registration packet deadline.
Amanda Homesley stated we need to approve the candidate registration packet deadline.

Mac Simpson made a motion to approve the candidate registration packet deadline date of December 3, 2024. David Carter seconded the motion, and the motion passed unanimously.

3. Board discussion and possible action on having an arts and crafts fair.
Charles Brading stated that Pam and Amanda had come up with an idea for an arts and crafts fair. Amanda Homesley stated we wanted to bring it to the board to see if you all liked the idea. We want to post it to open it up to anyone. You can get a double spot for \$50 or a single spot for \$25 and this would pay for the event insurance and the porta-john that we would need to have for the event. We are looking at the dates of November 16th or the 23rd.
Mac Simpson stated he thought the timing was perfect because of Christmas.
Amanda Homesley stated I believe we will advertise it as if we don't have x amount sign up by x amount of time then we will cancel.

Charles Brown made a motion to move forward with the arts and crafts fair in November with the prices set forth as discussed. David Carter seconded the motion, and the motion passed unanimously.

EXECUTIVE SESSION

**The POA entered an Executive Session at 7:32 PM.
The POA reconvened in regular session at 7:49 PM.**

Charles Brown made a motion to accept staff compensation as discussed. David Carter 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 7:50 PM.

[Redacted Signature]

David Carter, TVPOA Secretary

10-15-2024

Date

[Redacted Signature]

Amanda Homesley - Association Manager

10/15/2024

Date