



TAHITIAN VILLAGE

TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association
Tuesday, October 15, 2024, at 7:00PM

Meeting held at the BCWCID#2 Conference Room

TVPOA Board Members Present:

Charles Brading, David Carter, Mac Simpson,
Dann Zimmer and Charles Brown

Board Members Absent: Mary Jo Creamer

Association Manager: Amanda Homesley

PUBLIC PRESENT: Randy Hudgins, Lois Hornbuckle, Greg Stigall, Annette Gast, Robert Jaster, Michele Plummer, James Medack

MEETING CALLED TO ORDER: Meeting was called to order at 7:00 p.m. by President, Charles Brading

We are going to start with our auditor, James Medack since he is here.

James Medack stated this is a review statement and not an audit. It is one level below that.

We did 2022/2023. He went over the highlights of 2022/2023 for both the POA and the ACC.

Dann Zimmer asked if there were any items of concern?

James Medack answered, no.

SECRETARY'S REPORT

1. Discussion and approval of the September 17, 2024, meeting minutes.

Charles Brown made a motion to approve the September meeting minutes. Dann Zimmer seconded the motion. A vote was taken, and the motion passed unanimously.

TREASURER'S REPORT

1. Board discussion and possible approval for the September 2024 financials.
Tabled until the next meeting.
2. Board discussion and possible action on expiring cd at Edward Jones.
Charles Brading stated that Mary Jo Creamer is recommending that we go to Edward Jones

as other banks may not know who the cd's are with and may not be insured if we are over the \$250k amount.

Amanda Homesley stated the problem is that the motion last month was to renew both CD's with Austin Telco which would have put us over \$250k and those would not be insured so now, Mary Jo wants to amend that motion to move that money to Edward Jones. She stated the CD time frame would be a board decision.

Dann Zimmer wants to keep the November Edward Jones cd to stay in cash until the next board meeting.

Dann Zimmer made a motion to move the Austin Telco money to Edward Jones and to put \$100k into a 1-year cd and \$166k+ into a 2-year cd.

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

3. Discussion on 2022/2023 annual review audits. Mary Jo Creamer stated we have a cd at Discussion was had after called to order.

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

Clean Sweep will be held on October 19th from 8-Noon. We would love to have to volunteers if you would like to come.

We will also have a chipping event in November.

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

Mel Hamner stated that he would like to give a heartfelt thanks for serving your community, for volunteering and doing this work. After 8 years in my position, I can appreciate what you are up against. Public information: the County received bond money. Fire Wise and /Egress work you see in Units 4&5 is a result of using the bond money. For as long as I have been here, people couldn't get to their properties. By using the fire wise roads to the ROW, 90% of the properties, people can now access with a pickup truck. There are still a lot of lots in Units 4&5 that are undeveloped.

Charles Brading thanked Mel Hamner for all the hard work he has done for us in his 8 years.

Mel Hamner stated the Road District is down to 15 miles. The city is holding us up as we would like to dissolve the Road District. We need them to take their roads in as it is stated in the charter that all roads will be built up to the specs and accepted by the entity before it can be dissolved.

Charles Brading asked for a copy of those roads to try to see if the POA can assist. Maybe the POA can assist in helping dissolve the road fees.

OLD BUSINESS

ACC Report given by Amanda Homesley

Permits issued for September 2024:

- 11 new homes
- 7 fences
- 2 pergola
- 1 decks/patio
- 4 shed
- 0 garages
- 0 retaining wall
- 1 pool
- 1 driveway
- 65 total homes permitted in 2024

1. Touring violation report for September
Will report next month

2. Board update on the Veteran's Assistants Program.

Charles Brading stated that the Veteran's Assistants Program Committee met today. The Committee members are Mac, Charles, Greg, Ruth, and myself. We are making perimeters, budget and will be getting with other organizations to get some information to bring back to the board. We are also looking forward to completing the Proclamation for the Purple Heart Community in November.

NEW BUSINESS

1. Board discussion and possible action on donations.

Charles Brading stated that organizations have been submitting their donation forms. Last year the board requested that this be done. Amanda Homesley gave the board a handout of who has submitted a donation form and who they had previously donated to last year.

Dann Zimmer spoke of Restoration Ranch and Lions Club. A program was cut who gave eye exams and would like to get that done for children who live in our community.

Lois Hornbuckle asked are they going to come and present and let us know some information about who they are and what they are asking for?

Charles Brading stated that is what is required on the form.

Mac Simpson stated so, are we going to ask them to come?

Charles Brading stated that would be fine. November would be good, so they can get it by the end of the year.

2. Board discussion and possible action on Election/Tribunal Committee.

Amanda Homesley stated we need to approve the Election/Tribunal Committee deadline which is November 1st. I would like to have 3 Election Committee members. I will be posting if you are interested in being on the committee.

Charles Brown made a motion to approve the election/tribunal committee deadline of November 1st 2024. David Carter seconded the motion, and the motion passed unanimously.

3. Board discussion and possible action on Annual Holiday Contest.

Charles Brading stated that every year we have an Annual Holiday Contest where we judge the decorated homes.

Amanda Homesley stated the prizes are \$25, \$50 and \$100 and there are 3 categories.

I am asking the board if they want to approve the same as what we have had in the past.


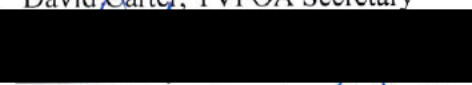
Amanda Homesley stated the registration would start on November 28th - December 13th and the judging would take place December 14th-20th.

Charles Brown made a motion to approve the Annual Holiday Contest we did last year. David Carter seconded the motion, and the motion passed unanimously.

Charles Brown made a motion to send 3rd letter violations to our attorney. 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 7:27 PM.

	11-19-24
David Carter, TVPOA Secretary	Date
	11/19/24
Amanda Homesley - Association Manager	Date