



TAHITIAN VILLAGE

TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association
Tuesday, November 19, 2024, at 7:00PM

Meeting held at the BCWCID#2 Conference Room

TVPOA Board Members Present:

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

Board Members Absent: None

Association Manager: Amanda Homesley

PUBLIC PRESENT: Randy Hudgins, Greg Stigall, Luke Thompson, Laurie Mason, Beth Rand,
Tresha Silva, Megan Webb, ESD2 representative, Kristi Bauer

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

SECRETARY'S REPORT

1. Discussion and approval of the October 15, 2024, meeting minutes.

David Carter made a motion to approve the October meeting minutes. Mac Simpson seconded the motion. A vote was taken, and the motion passed unanimously.

Amanda Homesley asked if we could go ahead and have the donation representatives speak first since they are here. Let's begin with CASA and we ask if you could speak for 3-5 minutes since we have several people here tonight. Below are the people that made presentations:

Kristi Bauer- CASA (Court Appointed Special Advocate)

Laurie Mason-Pines & Prairie

ESD#2

Beth Randy-Restoration Ranch

Tresha Silva-Bastrop County Food Pantry

Megan Webb-CAC (Children's Advocacy Center)

TREASURER'S REPORT

1. Board discussion and possible approval for the September 2024 financials.

Mary Jo Creamer stated we took in a total of income of \$11,682 and of that was interest of \$3282 and transfer fees of \$7650.00. For expenses payroll of \$4,238, special events of \$1,578. Total expenses were \$3,254 leaving a net income of \$8,428.

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

2. Board discussion and possible approval for the October 2024 financials.

Mary Jo Creamer stated that we had interest income of \$1,436.00, Bluebonnet credit of \$3,966, and special event income of \$123 and transfer fees of \$14,235 totaling \$19,760.00. Expenses we had insurance expenses of \$747.96, payroll of \$4,923, professional fees of \$4,570 and special events for \$1,349 with a total of expenses of \$12,289 leaving a net income of \$7,470.

Dan Zimmer made a motion to approve the October financials. David Carter seconded the motion. A vote was taken, and the motion passed unanimously.

3. Board discussion on expiring cd at Edward Jones.

Mary Jo Creamer stated we have a cd that expired on November 7th in the amount of \$170k and we need to decide where to put it. Interest rates and periods were discussed.

Mac Simpson suggested we do half in a one-year cd and the other half in a two-year cd.

Mac Simpson made a motion that the matured CD be split 50% along with interest into a one-year CD and a two-year CD. Dann Zimmer seconded the motion. A vote was taken, and the motion passed unanimously.

David Carter made a revision to the motion to pull \$35k and deposit it into First National Bank and then split the remaining \$67,500 plus interest into a one-year CD and two-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.)

Holiday Arts & Crafts show will be this Saturday here at 112 Corporate from 10-3 pm. We have sold out all the spots. Please come out and support us.

Candidate registration to apply for a POA/ACC vacancy is open until 12/3. You can find an application on our website or contact our office.

Election Committee members: Mary Jo Creamer, Greg Stigall and Ed Willis
Tribunal members: Michele Plummer and Lois Hornbuckle

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 October 2024:

- 10 new homes
- 3 fences
- 0 pergola
- 0 decks/patio
- 1 shed
- 0 garages
- 0 retaining wall
- 0 pool
- 0 driveway
- 86 total homes permitted in 2024

1. Touring violation report for October

Touring violation report for October showing a total of 31 letters delivered to residents:

- 1st letters sent out were 17
- 2nd letters sent out were 7
- 3rd letters sent out were 7
- Total for the month was 31
- 23 violations resolved (some resolutions may be from violations issued in previous months)

NEW BUSINESS

1. Board discussion and possible action on donations.

Amanda Homesley stated the board has a form in their packet showing what the presenters are asking for and how much in donations were given last year. \$40,650.00 was given last year in donations. Discussions were had on money amounts/entities.

Mac Simpson made a motion to award the donations as requested and amended per our discussion. Charles Brown seconded the motion. A vote was taken, and the motion passed. (Mac Simpson abstained from the CASA vote and Dann Zimmer abstained from the Restoration Ranch vote)

2. Board discussion and possible action on Clean Sweep insert signs.

Amanda Homesley stated she would like to order Clean Sweep insert signs for both entrance signs. They would be approximately \$150.00.

Mary Jo Creamer made a motion to approve the Clean Sweep insert signs. Mac Simpson seconded the motion, and the motion passed unanimously.

EXECUTIVE SESSION

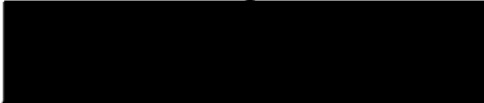

The POA entered an Executive Session at 8:11 PM.
The POA reconvened in regular session at 8:15 PM.

Charles Brown made a motion to take legal action as discussed. Dann Zimmer seconded the motion, and the motion passed unanimously.

Mary Jo Creamer made a motion to approve bonuses for office staff as discussed. Mac Simpson 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 8:16 PM.

	12-17-24
David Carter, TVPOA Secretary	Date
	12/17/24
Amanda Homesley - Association Manager	Date