



# TAHITIAN VILLAGE

## TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association  
Tuesday, December 17, 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, and Charles Brown

Board Members Absent: Dann Zimmer

Association Manager: Amanda Homesley

**PUBLIC PRESENT:** Greg Stigall, Luke Thompson, Lois Hornbuckle, John Creamer, Mel Hamner

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

CASA came to do a picture for the donation they received from the POA. CASA was informed that the ACC also gave a donation and was presented that check as well.

### **SECRETARY'S REPORT**

1. Discussion and approval of the November 19, 2024, meeting minutes.

**Mary Jo Creamer made a motion to approve the November meeting minutes. Charles Brown seconded the motion. A vote was taken, and the motion passed unanimously.**

### **TREASURER'S REPORT**

1. Board discussion and possible approval for the November 2024 financials. Mary Jo Creamer stated interest income was \$7,300, transfer fees were \$5,400 giving a total income of \$12,692. Our largest amount for expense was for donations in the amount of \$35,500, payroll of \$8,103, a total for special events of \$1,943. Total expenses were \$46,285 leaving a net income of -\$33,593.

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

2. Board discussion and approval of the proposed 2025 budget.

Mary Jo Creamer stated that everyone should have a copy of the budget. We did add the scholarship money since we are doing those now. We have a balanced budget. It is an estimated income and expenses of \$177,725.00.

**Charles Brown made a motion to approve the 2025 budget as presented. 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 January 18<sup>th</sup> from 8-Noon. I hope to see everyone there. Volunteers are needed.

\*A very important thing happened this last week in Commissioners Court. All the roads that are in the County have been turned over to the County. There are no more roads being maintained by the Road District. There are a few roads left in the City and once those are accepted the Road District will be going away. After next year there is potential that it will be going away. A big thank you to Mel for getting that done.

Mel Hamner stated we could not have done it without the Road Districts help.

Mary Jo Creamer asked, If the City doesn't take their roads in, it gets delayed?

Mel Hamner answered, yes it does. However, they are being pressured. They have .7 miles left between the three roads. The Road District is still working on the 10 miles left to pave with the county.

Mel Hamner stated his old method was dividing TV into four quarters, so everyone got attention and part of the budget.

Charles Brading thanked Mel for everything he has done and everyone who participated in helping.

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

Mel Hamner stated that his road crew has handled 2 dead deer a month off Tahitian, Akaloa and Riverside Dr. as the primary locations. The intel he picked up was that the Lakeway deer that was transferred to the State Park are now in the neighborhood because of the 2011 wildfires. So, we have 2 herds of deer in Tahitian. I have a call in to Texas Parks & Wildlife and will be talking with them tomorrow. I will suggest to them to do whatever they need to do to transfer them to a safer location for the deer and for the people.

**OLD BUSINESS**

ACC Report given by Amanda Homesley

**Permits issued for November 2024:**

- 6 new homes
- 7 fences
- 1 pergola

- 1 decks/patio
- 2 sheds
- 0 garages
- 0 retaining wall
- 1 pool
- 0 driveway
- 92 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:

- 1<sup>st</sup> letters sent out were 0
- 2<sup>nd</sup> letters sent out were 4
- 3<sup>rd</sup> letters sent out were 1
- Total for the month was 5
- 21 violations resolved (some resolutions may be from violations issued in previous months)  
13.5 hours toured and 143 miles

2. Board discussion and possible action on Veterans Assistance Program.

Charles Brading stated that the Committee consisted of Mac Simpson, Greg Stigall, Charles Brown, Baby Ruth and me. It will allow for \$2000 for ramps only, requirements will be, proof of military service, that the veteran or spouse is disabled, receipts from licensed contractor or professional organization and a copy of permits. Greg Stigall stated the ACC has waived those fees before. Charles Brading stated we want to help the veterans in our community.

I would like to start with this as this is a trial basis.

Mary Jo Creamer asked so the ramp is approved by the ACC ahead of time and then it comes to us.

Charles Brading answered yes.

**Charles Brown made a motion to approve the Veterans Assistance Program application and guidelines presented that starts in January 2025. David Carter seconded the motion. A vote was taken, and the motion passed unanimously.**

**NEW BUSINESS**

1. Board discussion and possible action on BCWCID2 rental contract.

Charles Brading stated it is the same rental contract, but it will be a 2-year contract.

Mary Jo Creamer asked how much is our rent and is it split?

Amanda Homesley stated it is \$600, split and it comes with a conference room.

**Mary Jo Creamer made a motion to approve the 2-year contract at the current rate.**

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

2. Board discussion and possible action on doing a food drive.

Amanda Homesley stated Pam, and I have another great idea. We would like to do a food drive starting January 1<sup>st</sup>-February 14<sup>th</sup>. People can bring any kind of canned food item, non-perishable

item that for the Food Pantry. They can drop it off at the office, Clean Sweep or at any of the meetings. We will put the word and whatever we gather, we gather. Pam and I will take it to the Food Pantry. Mary Jo Creamer asked if it would be announced. Amanda Homesley answered yes by email blast and on Facebook.

**Mac Simpson made a motion to approve a food drive from Jan 1<sup>st</sup>-Feb 14<sup>th</sup> 2025. Charles Brown seconded the motion, and the motion passed unanimously.**

3. Board discussion and possible action on moving April Clean Sweep date.

**David Carter made a motion on Slack on 12/6/2024 to move the April Clean Sweep date to April 12<sup>th</sup> because of the holiday. Mac Simpson seconded the motion. A vote was taken, and the motion passed unanimously.**

**EXECUTIVE SESSION**

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

Meeting adjourned at 7:23 PM.

[Redacted Signature]

David Carter, TVPOA Secretary

2-18-2025

Date

[Redacted Signature]

2/18/2025

Amanda Homesley - Association Manager

Date