



TAHITIAN VILLAGE

TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association
Tuesday, February 18, 2025, at 7:00PM

Meeting held at the BCWCID#2 Conference Room

TVPOA Board Members Present:

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

Board Members Absent:

Association Manager: Amanda Homesley

PUBLIC PRESENT: Greg Stigall, Luke Thompson, Lois Hornbuckle, John Creamer, Randy Hudgins, Ron Whipple and Maggie Abbott

MEETING CALLED TO ORDER: Meeting was called to order at 7:00 p.m. by President, Charles Brading and stated we will go into Executive at the end instead at the beginning of the meeting.

SECRETARY'S REPORT

1. Discussion and approval of December 17, 2024, meeting minutes.

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

2. Discussion and approval of January 25, 2025, meeting minutes.

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

Mary Jo Creamer stated interest income was \$2,684, special event was \$550, transfer fees were \$8,875 giving a total income of \$12,019. Our expenses totaled \$6,212 and our net income was \$5,807. Highlights on expenses were payroll \$4,511 and Special Events \$1,519 that were paid out.

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

2. Board discussion and possible approval for the January 2025 financials.

Mary Jo Creamer stated interest income was \$500; transfer fees were \$8,775 giving a total income of \$9,409. Our total expenses were \$10,032 with a net income of \$-623. Highlights of what was paid was insurance of \$250.00, payroll of \$4,830, Annual Meeting postage \$1,739, legal fees \$825, and special events \$1,549.

Charles Brown made a motion to approve the January financials. 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 April 12th from 8-Noon. I hope to see everyone there. Volunteers are needed.

*High School scholarships are due on April 4th by 4:00. The Scholarship Committee will be POA and ACC members; Randy Hudgins, Greg Stigall, Mary Jo Creamer and David Carter.

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 January 2025:

- 7 new homes
- 8 fences
- 0 pergola
- 5 decks/patio
- 1 shed
- 1 garage
- 3 retaining walls
- 0 pool
- 1 driveway
- 7 total homes permitted in 2025

1. Touring violation report for December

- 1st letters sent out were 50
- 2nd letters sent out were 0
- 3rd letters sent out were 4
- Total for the month was 54
- 26 violations resolved (some resolutions may be from violations issued in previous months)
6 hours toured and 66 miles

2. Touring violation report for January

- 1st letters sent out were 15
- 2nd letters sent out were 11
- 3rd letters sent out were 5
- Total for the month was 31
- 2 violations resolved (some resolutions may be from violations issued in previous months)
13 hours toured and 139 miles

3. Board discussion and possible action on getting a streetlight at S. Pahihi & Koiliki.

Amanda Homesley stated that it is back on the agenda because it turned out that the pole does not have a transformer on it and Bluebonnet Electric stated it is going to cost \$3000. I am bringing it back to the board to get your thoughts on this. On the previous criteria/motion that was made it stated that the pole must have a transformer on it. I don't want to set a precedent because there are a lot of intersections in Tahitian. The reason it was brought to us is because the school kids were at this intersection in the dark. A block away from there is a pole there with a transformer on it. Maybe someone can reach out to the school/bus barn to see if they can be picked up there.

Charles Brown stated we will be opening up a can of worms here. It was a good idea but didn't know it didn't have a transformer on it. There are a lot of intersections here.

Charles Brading stated there are a lot of people here that don't want to see the lights and want dark sky. If the people feel it is unsafe and want to work with the school district and they participate then I think we should participate.

Amanda Homesley stated the school district is different than the bus company.

How would you like me to proceed? How about I contact the resident who made the request, let her know the situation and then she and I will discuss who to contact next. If she is invested in this, hopefully we can come up with a solution.

Charles Brown made a motion to not move forward with a streetlight. David Carter seconded the motion. A vote was taken, and the motion passed unanimously.

NEW BUSINESS

1. Board discussion and possible action on getting a streetlight at S. Pahihi & Koiliki.

This motion was previously made on Slack on 1/22/2025 to proceed following the light criteria by David Carter, seconded by Charles Brown, motion passed.

2. Board discussion and possible action on a donation request.

Maggie Abbott stated that she traps for Bastrop Cats. We have different areas that we work with. One of the different areas that are unwanted is LBA because it is overrun with cats and dogs.

I don't Tahitian to become like them. Case in point, I just trapped 13 at a house down Keanahalululu this past week. She had 3-4 cats when she contacted us in 2021. We asked for a \$35 donation per cat and stated she could not afford it, so she let it go. Unfortunately, she is the one that now has 13. It had been more than that, but something had happened to them.

My dream for Tahitian is to run Bastrop Cats in Tahitian only and to clear this place up. It is getting really bad. Since January, I have caught 23-24 cats. This all comes at a price. The cats that we did last week was over \$1300. Bastrop Cats is from donations only. We usually take 30-50 cats a week. We go to San Marcos, Leander, etc. to whoever has an opening and does them the cheapest.

Mary Jo Creamer asked how can you guarantee that the money is just for Tahitian?

Maggie Abbott stated she has already asked and been guaranteed this. They give us receipts from the vets. This would include spay/neuter, ear tipped, rabies and one vaccination. I am hoping this donation will last a year for Tahitian but have no idea. If they find out if the cat has leukemia, they will put them down because they don't want them to spread that to the others.

Mary Jo Creamer made a motion to approve the donation. Charles Brown seconded the motion. 3 votes yes, 1 vote oppose, motion passed.

3. Board discussion and possible action on single family lots.

Charles Boswell stated that he would like to get the boards take on changing the single family lots into duplex/multi family.

Charles Brading stated that he doesn't think people in Tahitian would appreciate that very much.

Mary Jo Creamer stated that the maps are drawn wherever the lines are.

Charles Boswell asked what is your take on the zoning?

David Carter stated you would have to change the deed restrictions and that isn't going to happen.

Charles Boswell asked would you be for it or against it?

Mary Jo Creamer stated that she would be against it because I chose where I wanted to live, and I wouldn't want a multi-family next to my house.

Charles Boswell asked what would a duplex do to your home?

Mary Jo Creamer stated it would bring the value of it down.

Charles Brading stated that multi-family usually means renters and 2 renters at that.

I would not be for it. When I bought here knowing it was a single family, I would not want it.

Charles Brown stated I wouldn't want it either.

Lois Hornbuckle stated Tahitian is a very unique subdivision. If you had a planned subdivision with multi-unit area, that is great. People like space and quiet.

Charles Boswell asked, so is there anything that restricts you from having a single-family home and renting it?

Charles Brading stated no, there are no restrictions on that.

EXECUTIVE SESSION

**The POA entered an Executive Session at 7:37 PM.
The POA reconvened in regular session at 7:42 PM.**



Mary Jo Creamer made a motion that the officers remain the same. Charles Brading as President, Charles Brown as Vice President, Mary Jo Creamer as Treasurer, David Carter as Secretary. Charles Brown seconded the motion. A vote was taken, and the motion passed unanimously.

Mary Jo Creamer made a motion that the bank signatories remain the same. Charles Brown seconded the motion. A vote was taken, and the motion passed unanimously.

Mary Jo Creamer made a motion to accept the application of Tom Clayton to be a new board member. Charles Brown seconded the motion. A vote was taken, and the motion passed unanimously.

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

Meeting adjourned at 7:43 PM.

	3-18-25
David Carter, TVPOA Secretary	Date
	3/18/25
Amanda Homesley - Association Manager	Date