



TAHITIAN VILLAGE

TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

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

Meeting held at the BCWCID#2 Conference Room

TVPOA Board Members Present:

Charles Brading, David Carter,
Mary Jo Creamer, Charles Brown, Tom Clayton

Board Members Absent:

Association Manager: Amanda Homesley

PUBLIC PRESENT: Greg Stigall, Lois Hornbuckle, John Creamer, Randy Hudgins, Kathy Metcalf, Teo & Yolizabeth, Michele Plummer

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.

Mary Jo Creamer made a motion to accept Teodoro Jaimes as a new board member. Charles Brown seconded the motion. A vote was taken, and the motion passed unanimously.

SECRETARY'S REPORT

1. Discussion and approval of February 18, 2025, meeting minutes.

Mary Jo Creamer made a motion to approve the February meeting minutes. Charles Brown seconded the motion. A vote was taken, four votes yes, Tom Clayton and Teo Jaimes abstained.

TREASURER'S REPORT

1. Board discussion and possible approval for the February 2025 financials. Mary Jo Creamer stated some noted income was Clean Sweep of \$500, interest income of \$3,222.72 and transfer fees was \$7,425 giving a total income of \$11,147.72. Our expenses, we paid out a donation for \$5,000, payroll \$3,285, professional fees \$1,780, rent \$300, Special Events \$1,547, taxes \$1,756 and website \$200. Total expenses were \$15,497 and net income was -\$4,349.87

David Carter made a motion to approve the February financials. Charles Brown seconded the motion. A vote was taken, four votes yes, Tom Clayton and Teo Jaimes abstained.

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

*Road District Annual Meeting will be held on March 29th at 9:00 am in the BCWCID#2 conference room.

*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.)

Kathy Metcalf stated she is a resident of Tahitian Village and has been for eleven years. About two months ago, I advocated for a streetlight (area light) at the intersection of S. Pahihi and Koiliki. It is a very dark intersection where the children get on the bus at. I spoke with Amanda and did my due diligence and went to the neighbors and got signatures that would allow the streetlight to be installed. I feel it was denied by the board for two reasons. One because of the cost of the \$3k transformer on the pole and the other because it would set a precedent. There has only been one other streetlight put up and it was nine years ago. I have requested by open records for information and am on next month's agenda to bring that documentation to the board. The duty and obligation of the board is to look after the property owners. The safety of the property owners whether it sets a precedent or not. I would think putting up the first streetlight would set a precedent. It is a safety issue for our children.

I respect the prior donations that have been given as I give to them as well but if I need something at home first, that's the obligation. If you have only received one request in nine years, I am not sure that is a satisfactory answer. Something needs to be done. If I need to raise some money or if I need to get a petition but I did my due diligence. I am asking you to re-consider. I have not addressed you before, I am a very valuable member of the community, and president of the senior center. I think you would respect that this is a viable request and \$3k is a drop in the bucket compared to burying one of those children. You tell me what I need to do next to make it safe for our children to get on the bus.

Charles Brading asked when you talked to Bastrop Independent School District, did they say yes, they are picking the children up in a dangerous area? I would like to see them have some input on this.

Kathy Metcalf stated she hasn't gotten that far. This is my first stop as I am a property owner. I can bring that back to the April meeting.

The next bus stop is two blocks up towards Tahitian Drive but it's not logical to meet the bus farther from our home.

Tom Clayton asked if this was a county road, and have you talked to our County Commissioner about it? Kathy Metcalf stated no, I came to you first.

Tom Clayton stated I know it is a county road, but we are not set up to do lights.

OLD BUSINESS

ACC Report given by Amanda Homesley

Permits issued for February 2025:

- 8 new homes
- 6 fences
- 0 pergola
- 1 deck/patio
- 1 shed
- 1 garage
- 1 retaining wall
- 0 pool
- 1 driveway
- 15 total homes permitted in 2025

1. Touring violation report for February

- 1st letters sent out were 31
- 2nd letters sent out were 11
- 3rd letters sent out were 1
- Total for the month was 43
- 32 violations resolved (some resolutions may be from violations issued in previous months)
7.5 hours touring and 74 miles

NEW BUSINESS

1. Board discussion and possible action to donate \$40k to BCWCID2 to concrete the parking lot. This motion was previously made on Slack on 2/28/2025 by Mary Jo Creamer, seconded by Charles Brading, vote taken and motion passed.

Charles Brading stated we had to make this decision by Slack because the Water Board needed to get bids for either chip seal or concrete. We do our Clean Sweeps there and we would have to replace the chip seal, and they do not charge us. We thought it was prudent that we pay for half of the cost of concrete.

Lois Hornbuckle asked why was this done on Slack?

Charles Brading stated that it was a time restraint and Paul needed to get bids.

Lois Hornbuckle stated that as a community person that I highly recommend do not use Slack for your decisions, especially when it involves money. That is not appropriate for a community.

2. Board discussion and possible action on purchasing board shirts.

Charles Brading stated that others have already voiced their opinions.

Tom Clayton stated that I am not for shirts. I am okay if everyone wants to buy them ourselves.

Mary Jo Creamer stated she is not for shirts.

Charles Brown made a motion not to move forward on purchasing shirts. Tom Clayton seconded the motion. A vote was taken, and the motion passed unanimously.

3. Board discussion and possible action on purchasing conference room chairs.
Charles Brading stated who would like to get better chairs than the metal ones?

Mary Jo Creamer made a motion not to move forward on purchasing chairs. Tom Clayton seconded the motion. A vote was taken, and the motion passed unanimously.

Amanda Homesley stated that we just need a motion to send the 3rd letters.
Tom Clayton stated he is new on the board and doesn't understand the letter concept.
What happens after the 3rd letter?

Amanda Homesley stated that it is when I bring it to the board, and we send it to the attorney.
The attorney then sends a demand letter, and the resident has 30 days to respond to him or the staff.

Tom Clayton asked what happens if they don't resolve after the 30 days?

Amanda Homesley stated he will file legal action.

David Carter made a motion to send the 3rd letter violations to our attorney. 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 7:23 PM.

[Redacted Signature]

David Carter, TVPOA Secretary

4-15-25

Date

[Redacted Signature]

Amanda Homesley - Association Manager

4/15/25

Date