



TAHITIAN VILLAGE

TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association
Tuesday, April 15, 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 and Teo Jaimes

Board Members Absent: Tom Clayton

Association Manager: Amanda Homesley

PUBLIC PRESENT: Greg Stigall, John Creamer, Randy Hudgins, Kathy Metcalf,
Butch Carmack, Keith and Robin Peshak

MEETING CALLED TO ORDER: Meeting was called to order at 7:06 p.m. by President,
Charles Brading.

SECRETARY'S REPORT

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

Mary Jo Creamer made a motion to approve the March 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 March 2025 financials.

Mary Jo Creamer stated that some noted income was transfer fees of \$5850, interest of \$453 with a total income of \$6303. Expenses included payroll \$4,517, professional fees \$1,072, Clean Sweep \$3,923, total expenses were \$10,680 with a net loss income of \$-4,377.

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

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

None

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

Butch Carmack stated the City of Austin is coming in and wanted to do an injection well into our aquifer. Evidently, they have the authority to do it without our permission. Representative Gerdes has a bill going on right now to prevent TCEQ from giving them a permit. Right now, they have been put on hold. I have Paul coming to our meeting next Monday because it will affect us.

Charles Brading stated the problem with the well is they will inject water into the aquifer, but they forget the second part of that which is they plan on pulling it back out and there is no restriction on a balance on what they put in vs what they take out.

Charles Brading stated if there is anything that the POA can do to help, please let us know.

OLD BUSINESS

ACC Report given by Amanda Homesley

Permits issued for March 2025:

- 10 new homes
- 13 fences
- 0 pergola
- 4 decks/patio
- 2 sheds
- 0 garage
- 0 retaining wall
- 1 pool
- 0 driveway
- 25 total homes permitted in 2025

1. Touring violation report for March

- 1st letters sent out were 14
- 2nd letters sent out were 10
- 3rd letters sent out were 2
- Total for the month was 26
- 11 violations resolved (some resolutions may be from violations issued in previous months)
- 9 hours touring and 90 miles

2. Board discussion and possible action on a streetlight at Koiliki and S. Pahihi.

Kathy Metcalf stated that she has lived in Tahitian for 12 years. She takes her granddaughter to the bus stop which is very dark at that intersection. I have talked to Bluebonnet, and they stated it would need another pole which would cost \$5,000. She stated she would take on the monthly fee if the board would install the pole. You have 4 kids, and I don't think its above and beyond asking for this. I know \$5000 sounds like a lot but its not very much money when it comes to children's safety. In reality it is the property owner's funds. We give money to other organizations. The last streetlight was 9 years ago, and it was given because it was too dark.

David Carter stated, no it wasn't, it benefited the entire neighborhood.

Charles Brading stated what was important and needed to know after last month's meeting, what did the school district say?

Kathy stated they said to take the kids down 2 blocks. They don't want to pay for anything.

Do you think it their responsible for them to make our neighborhood safer?

Charles Brading stated no but BISD they decide where these kids are being picked up.

Kathy Metcalf stated that I am doing this for safety and for the next 25 years of children.

David Carter stated that I do see people in their cars, which is another option.

Kathy Metcalf stated there are all kinds of options but is there not an option to put a streetlight up there and back off a few other donations to non-profits? Don't get me wrong, as I give to those as well, but this is important.

Charles Brading stated that BISD is saying we have a safe place, why are you not using it? Kathy Metcalf said it is 2 blocks away towards Tahitian.

Charles Brading said, so it less convenient?

Kathy Metcalf said, yes at 6: 15 in the morning.

Mary Jo said that Amanda got a quote for \$3k.

Amanda Homesley stated that there were conditions made to get a streetlight. This pole has no transformer, and it costs so much. The reason we got the light on Keanahalululu and Baseball Lane is to see that turn at that intersection.

Mary Jo Creamer made a motion to approve the light for \$3k.

Charles Brading stated he would like to see if there is any discussion on this or if there is a 2nd?

David Carter stated that we aren't in the light business, and it needs to be for everyone.

Charles stated do we have a 2nd, another motion or this motion will die? No response, we will move on.

NEW BUSINESS

None

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.

Charles Brading stated that next month I would like to discuss making some signage for Clean Sweep. We are seeing more and more people that believe the volunteers are there to unload their vehicles. Volunteers are there to assist them. The volunteers are being worked to death. We aren't going to get any more volunteers if we keep this up. I would like to get signs that say, "we are here to assist you".

Condolences to Mr. LeJeune's family. He was part of the community serving Cajun food and he will be missed.

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

Meeting adjourned at 7:36 PM.

[Redacted Signature]

David Carter, TVPOA Secretary

5-20-25

Date

[Redacted Signature]

Amanda Homesley - Association Manager

5/20/25

Date