



TAHITIAN VILLAGE

TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association
Tuesday, June 17, 2025, at 7:00PM

Meeting held at the BCWCID#2 Conference Room

TVPOA Board Members Present:

Charles Brading, David Carter,

Tom Clayton and Teo Jaimes

Board Members Absent: Mary Jo Creamer and Charles Brown

Association Manager: Amanda Homesley

PUBLIC PRESENT: Michele Plummer, George Martinez and Mateo Martinez

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

SCHOLARSHIP PRESENTATION

Charles Brading stated we are going to start by presenting a scholarship award to Mateo Martinez. He will be attending the University of Houston for Mechanical Engineering. Congratulations!

SECRETARY'S REPORT

1. Discussion and approval of May 20, 2025, meeting minutes.

Teo Jaimes made a motion to approve the May meeting minutes. Charles Brading seconded the motion. A vote was taken, 3 votes yes, and Tom Clayton abstained. Motion passed.

TREASURER'S REPORT

1. Board discussion and possible approval for the May 2025 financials.
Amanda Homesley stated that for income we had transfer fees of \$11,725, interest of \$1,545.68 with a total income of \$13,270.68. Expenses included truck maintenance of \$1,955.55, health insurance portion was 250.14, payroll \$4,160.98, and rent \$300, total expenses were \$8,193.65 with a net income of \$5,077.03.

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

2. Board discussion and possible action on expiring CDs.
Tabled until the next meeting.

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

Clean Sweep will be on July 19th from 8-noon. We need volunteers. People will also be responsible for unloading their vehicles.

On July 4th, Bastrop River Club is putting on an event.

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 May 2025:

- 8 new homes
- 8 fences
- 0 pergolas
- 2 deck/patio
- 2 sheds
- 0 garage
- 0 retaining wall
- 1 pool
- 0 driveway
- 42 total homes permitted in 2025

1. Touring violation report for May

- 1st letters sent out were 18
- 2nd letters sent out were 12
- 3rd letters sent out were 2
- Total for the month was 32
- 40 violations resolved (some resolutions may be from violations issued in previous months)
8 hours touring and 84 miles

2. Board discussion and possible action on tires from Clean Sweep.

Charles Brading stated we are getting out of the tire business. We are going to get a person who will drop a trailer ahead of time, pick them up and take care of it all instead of us doing it. Tom Clayton asks if we pay for the tires. Charles Brading stated yes, we do. We will pay someone for the tires and take them.

NEW BUSINESS

1. Board discussion and possible action on sign request.

A request for a sign variance that warns neighbors of the newly born fawns and to please slow down. The signs will be strategically placed throughout the neighborhood on main artery streets in people's yards who requested. They will be up from now till August 30th and I will personally be retrieving the signs at that time. The signs at their largest size will be 24" x 48" (same size as previously approved) with some smaller signs if I receive enough requests.

This motion was made on 6/2/2025 on Slack by David Carter, 2nd by Charles Brown, all in favor, motion passed.

2. Board discussion and possible action on audit review.

Amanda Homesley stated that Medack & Oltmann can't do our review audit this year so they gave me one recommendation from a business out of Brenham. I also found another business out of Austin. The one in Brenham, Seidel & Schroder gave us a bid for \$10k for each, the TVPOA and TVACC. DK Partners in Austin gave us a price anywhere between \$9k-\$11k for both the TVPOA and TVACC. I have spoken to Mary Jo Creamer about all of this, and she thinks we should go with DK Partners. This is just a review, as we did a full audit last year. I would like to know what the board would like to do.


Tom Clayton made a motion to go with DK Partners for the audit review. Teo Jaimes seconded the motion. A vote was taken, and the motion passed unanimously.

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

Meeting adjourned at 7:14 PM.


David Carter, TVPOA Secretary

7.15.25
Date


Amanda Homesley - Association Manager

7/15/25
Date