



**TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION  
BOARD MEETING MINUTES**

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association  
Tuesday, July 15, 2025, at 7:00PM

**Meeting held at the BCWCID#2 Conference Room**

**TVPOA Board Members Present:**

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

Tom Clayton and Teo Jaimes

Board Members Absent: None

Association Manager: Amanda Homesley

**PUBLIC PRESENT:** John Creamer, Mel Hamner, Greg Stigall, Luke & Terry Thompson

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

**SECRETARY'S REPORT**

1. Discussion and approval of June 17, 2025, meeting minutes.

**Charles Brown made a motion to approve the June meeting minutes. David Carter seconded the motion. A vote was taken, 4 votes yes, and Mary Jo Creamer abstained. Motion passed.**

**TREASURER'S REPORT**

1. Board discussion and possible approval for the June 2025 financials.  
Mary Jo Creamer stated that our income included interest of \$2,164, Bluebonnet capital Credit \$3,014, and transfer fees of \$13,050 with a total income of \$19,214.00.  
Expenses included truck fuel for \$53.97, health insurance \$250, payroll \$4,700, professional fees \$233, rent \$300, repairs and maintenance \$310, Clean Sweep \$456, and website \$200. Total expenses were \$5,514 and a net income of \$13,700.

**Charles Brown made a motion to approve the June financials. Tom Clayton seconded the motion. A vote was taken, and the motion passed unanimously.**

2. Board discussion and possible action on expiring CDs.

Mary Jo Creamer stated we have expiring CDs. In the cash account we have \$79,726.32 and we have one expiring at the end of August for \$135k and more in months to come.

In the operating account we have \$47k.

Do we want to wait for the August CD to expire to put them together or move the money that is currently in the cash account into a CD?

Charles Brading asked what the current rates are.

Mary Jo Creamer read aloud the time periods and interest rates.

Charles Brading asked how much do we spend in October for National Night Out?

Amanda Homesley stated last year we spent \$5k.

Tom Clayton recommends we ladder them.

**Tom Clayton made a motion to move the cash account money at Edward Jones into a 9-month CD at Edward Jones. Charles Brown seconded the motion. A vote was taken, and the motion passed unanimously.**

Charles Brading asked what is listed as the building and improvements under fixed assets for \$6k showing on the Balance Sheet.

Amanda Homesley stated she thinks it is the shed but will look into it and let him know.

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

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

Tom Clayton stated that the expectation is that if they are able to unload it themselves and put it where it needs to go. There will be volunteers there to assist the elderly.

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

Mel Hamner stated that when he was Commissioner a few of the requests were for walking sidewalks. The County doesn't have that in their budget and won't for a while. There are grants that you can apply for that are 25%-75%. You pay 25% and TXDOT pays 75%.

St. Davids also gives grants for parks. Charles and Greg has stated their concern about liability. However, if you put this on a property and turn it over to the county, the county would then be responsible for the liability.

Also, regarding the tires that we take in from Clean Sweep, we should write a letter to the Commissioner asking for free dumping of those. If not free, then a reduced price. This organization does Clean Sweep and spends thousands of dollars 4 times a year and saves the county a lot of money.

Charles Brading stated that the problem with the pocket parks is a piece of land that we can put it on.

Mel Hamner stated if you bury that in 2' of cement and anchor the playscape, it would be ok.

Charles Brading stated that I had an engineer look at that and they stated that the survival rate is slim.

Mel Hamner stated that it would survive if planned correctly.  
Amanda Homesley stated that if Fisherman's Park can survive, this one can.  
Charles Brading stated I don't mind looking at it again.  
Tom Clayton and Mary Jo Creamer stated and agreed that it is worth exploring.

## **OLD BUSINESS**

ACC Report given by Amanda Homesley

### **Permits issued for June 2025:**

- 7 new homes
- 8 fences
- 3 pergolas
- 3 deck/patio
- 4 sheds
- 0 garage
- 0 retaining wall
- 0 pool
- 0 driveway
- 49 total homes permitted in 2025

### **1. Touring violation report for June**

- 1<sup>st</sup> letters sent out were 32
- 2<sup>nd</sup> letters sent out were 6
- 3<sup>rd</sup> letters sent out were 3
- Total for the month was 41
- 18 violations resolved (some resolutions may be from violations issued in previous months)
- 8 hours touring and 81 miles

## **NEW BUSINESS**

1. Board discussion and possible action on donation to Community Foundation of the Texas Hill Country.

This motion was made on 7/7/2025 on Slack by David Carter, 2nd by Charles Brown, 4 votes yes, motion passed.

Charles Brading stated that what we are looking at doing is sending money to the flood victims in Kerr County. When we had a fire here, they helped Tahitian and we would like to give back. There were more questions, and I wanted to open this up for more discussion.

Tom Clayton stated I think there should have been more discussion on it. I don't like voting on Slack. I think we need to table this and not commit to writing a check yet.

Amanda Homesley stated I was under the impression that we weren't going to write a check yet. We had to get something out to the neighborhood that gives a date of July 31<sup>st</sup> and so we

wouldn't do anything until after that date.

Tom Clayton stated that if we are voting on anything for the POA, it should be in public and not on Slack.

Amanda Homesley stated we can put it on next month's agenda.

Mary Jo Creamer agrees with Tom Clayton and does not like voting on Slack.

Tom Clayton stated if it is not controversial like the deer sign and not dealing with money then that's not an issue.

Charles Brading asked if we should have a joint meeting with ACC.

Tom Clayton stated no, we do not need a joint meeting. We can do our own deal, and ACC can do their own.

Amanda Homesley asked if there something specific you need answers on?

Tom Clayton stated that we need to ask our attorney about what we can and cannot do according to our deed restrictions.

**Tom Clayton made a motion to rescind the original motion and to consult our attorney on what is allowed per our deed restrictions. Mary Jo Creamer seconded the motion. A vote was taken, and the motion passed unanimously.**

2. Board discussion and possible action on National Night Out.

Charles Brading stated it is time to get ready for National Night Out. The event will be at Clubhouse on October 7<sup>th</sup>.

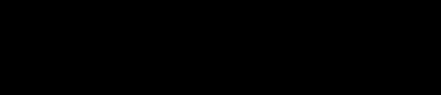

Amanda Homesley went over a list of items she will be starting on such as securing vendors and pricing and Charles Brading securing the venue and working with volunteer attendees.

### **EXECUTIVE**

None

**Teo Jaimes made a motion to adjourn. Mary Jo Creamer seconded the motion. A vote was taken, and the motion passed unanimously.**

**Meeting adjourned at 7:38 PM.**

	8-19-25
David Carter, TVPOA Secretary	Date
	8/19/25
Amanda Homesley - Association Manager	Date