



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

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association
Tuesday, September 16, 2025, at 7:00PM

Meeting held at the BCWCID#2 Conference Room

TVPOA Board Members Present:

Charles Brading, David Carter, Charles Brown,
Tom Clayton and Teo Jaimes

Board Members Absent: Mary Jo Creamer

Association Manager: Amanda Homesley

PUBLIC PRESENT: Greg Stigall, Luke Thompson, Lois Hornbuckle

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 August 19, 2025, meeting minutes.

Tom Clayton made a motion to approve the August meeting minutes. Teo Jaimes seconded the motion. A vote was taken, and the motion passed unanimously.

TREASURER'S REPORT

1. Board discussion and possible approval for the August 2025 financials.
Tabled for the next POA meeting.

2. Board discussion on the audit review.

Charles Brading stated that the audit review was completed and there were no problems or issues with the audit.

Amanda Homesley stated it will be posted on the website hopefully by the end of the week.

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

*National Night Out will be on Tuesday, October 7th from 5:30-8:30. Charles Brading stated that

we have the band, the food, and the judges for the baking contest set up. It will happen before the next meeting and feel good about it at this point.

*Clean Sweep will be on Saturday, October 18th from 8:00-noon. Volunteers are still needed, and residents will need to be prepared to unload their items.

*Update on emergency response number for street signs.

Charles Brading stated that he has met with the county on this and the numbers won't work. It was going to be difficult putting them into GIS/coding system. They want to move forward as there are some response time problems in Tahitian Village. Their plan is to come up with the worst streets and to change the street names for a faster response time.

Tom Clayton asked, are these street names for the ones that are not populated?

Charles Brading stated no, they are like the street named Keanahalululu. It has been a problem for years, including for the Post Office. The Sheriffs Department and the 911 response guys are looking at what streets have the worst/delayed response times.

Tom Clayton stated, I think we need to slow down a little as this impacts people's mail.

Can they provide a log of what addresses these are so we can review it. If there are areas that have significant problems with responses, then it needs to be addressed.

Charles Brading stated one of the issues is that some streets don't go all the way through and those need to be looked at as this has caused issues.

Amanda Homesley stated that Pam and I have built a list with all the streets in Tahitian.

I also think there is a potential problem with the number of people parking on the roads and how the service people would get through when there was an emergency. An example of this would be on the street Waikakaaua.

Charles Brading stated this is the beginning stage but wanted you all to be prepared for what is coming. Most people are not going to be happy changing the name of their street.

Teo Jaimes stated that if we could find out the highest number of calls/situations, and the areas that are not yet built and look at those names that are hard to pronounce or spell and prioritize those first.

Tom Clayton stated, so is the county willing to spend resources on this?

Charles Brading stated they are willing to share some of the cost. We need to figure out how we are going to move forward.

Lois Hornbuckle stated this was done approximately 5 years ago when multiple streets were named the same name and not in the same area. There are some regulations/processes on how to do this. Who is going to pay for this and who oversees this or who has the authority to change this?

Charles Brading stated Commissioners Court has the authority to make the changes.

Tom Clayton stated that I am not sure we are going to go down that route yet. The most important thing right now is to get the number of incidents. That will give us a baseline.

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 August 2025:

- 6 new homes
- 6 fences
- 1 pergolas
- 0 deck/patio
- 4 sheds
- 0 garage
- 0 retaining wall
- 0 pool
- 0 driveway
- 63 total homes permitted in 2025

1. Touring violation report for August

- 1st letters sent out were 20
- 2nd letters sent out were 3
- 3rd letters sent out were 1
- Total for the month was 24

(For a breakdown of what the violations were for, see the POA agenda.)

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

Discussion was had under informational updates listed above.

NEW BUSINESS

1. Board discussion and possible action on Annual Meeting date, time and place.

Amanda Homesley stated that everyone should have a timeline in your packet.

Best Western has an opening on January 24th at 10:00 a.m. I would like to get that approved if you all agree. We can't have it the weekend before because that is Clean Sweep weekend and we don't want to go any later into the month.

David Carter made a motion to approve the Annual Meeting to be on January 24th at 10:00 a.m. at Best Western in the amount of \$450+ tax. Tom Clayton seconded the motion. A vote was taken, and the motion passed unanimously.

2. Board discussion and possible action on candidate registration packet deadline.

Amanda Homesley stated that we also need approval on the candidate registration packet

deadline that is listed in the timeline.

Tom Clayton made a motion to approve the candidate registration packet deadline of December 2, 2025. Charles Brown seconded the motion. A vote was taken, and the motion passed unanimously.

3. Board discussion and possible action on Election Committee and Tribunal deadline.

Amanda Homesley stated that the email notice will go out tomorrow to get members/volunteers from the neighborhood. The deadline for the Election/Tribunal Committee will be October 29, 2025. The Election Committee are the people who will look over and make sure all of the candidate information is correct when they submit paperwork. The Tribunal members deal with any ballot related issues/election problems.

David Carter made a motion to approve the Election/Tribunal Committee deadline of October 29, 2025. Teo Jaimes seconded the motion. A vote was taken, and the motion passed unanimously.

4. Board discussion and possible action on Holiday Contest.

Amanda Homesley stated that we do this every year. I would like to get a motion to see if you all want to continue this. We have 3 categories which are lights, scenes and animated. The 1st place prize is \$100, 2nd place prize is \$50 and the 3rd place prize is \$25, along with an overall prize of \$200.00. To judge the Holiday Contest, you will need to contact the office by 12/11/2025.

Teo Jaimes made a motion to approve the Holiday Contest as stated. Charles Brown seconded the motion. A vote was taken, and the motion passed unanimously.

5. Board discussion and possible action on donation request.

Charles Brading read the donation request from the Water District Manager, Paul Hightower. A current project, the BCWCID2 has 6 fire hydrants out of service for repair/replacement that cost \$17,800. They have another 8 more to add at \$6,200 for a grand total of \$67,400 and 14 more hydrants in the system.

Charles Brading that the POA has now changed on how we can give money. We now must give to something directly related to this neighborhood. Improving fire protection is one of those things. As a board, we need to decide on how much we want to contribute to this.

They are really trying to spend a lot of their money right now on the elevated tower.

Tom Clayton asked does the Water District not have the funds to do this?

Charles Brading stated they are really focusing on the wells at this time.

Lois Hornbuckle said more of the emphasis is going to the water so we will have the capacity to feed all the new people coming in. After a certain number of taps, you have to have an elevated tower.

Greg Stigall stated he recommends all the other members of the board go to the Water District meetings to get firsthand knowledge. Everything they do directly affects us. This is our money they are spending so you need to see. The elevated tower information, and Austin is trying to come in and we need to more involved. The past year, I have attended all meetings and there may be 1-2 people there from the public.

Lois Hornbuckle stated they are working hard to get the numbers right and what is best for the

community. We need more people to show up.

Charles Brading stated that the Water District has always worked well with us. We use their conference room and the parking lot for Clean Sweep. We are limited to where we can spend money, so the question is where do we spend it? Is improving fire protection a good way?

Tom Clayton stated that he for helping with the \$17,800 at this point until I get more information because these are the hydrants that are out of service. I think there is more research that needs to be done before we do more.

Lois Hornbuckle asked will they provide documentation on when and where they spend the money?

Charles Brading stated that Paul is good at giving that information.

Tom Clayton stated that he should be able to give us information on what hydrants are not serviced, the location, then let us know once it is repaired.

Charles Brading asked the board to approve it with this caveat.

Discussed the water tower and cost and also mentioned to Greg Stigall that he may want to run this past the ACC as well to see if they wanted to donate.

Amanda Homesley asked if the hydrants that are needed are in a location where there are houses?

Charles Brading stated that we will need to get all of this information from Paul.

Charlie Brown made a motion to approve \$17,800 to BCWCID2 to fix the out of service hydrants along with documentation and a time frame on services. Tom Clayton seconded the motion. A vote was taken, and the motion passed unanimously.

EXECUTIVE SESSION

The ACC entered an Executive Session at 7:44 p.m.

The ACC reconvened in regular session at 7:56 p.m.

Teo Jaimes made a motion to approve the Administrative Assistant compensation increase. Tom Clayton seconded the motion. A vote was taken, and the motion passed unanimously.

Charles Brown made a motion to send the 3rd letter violation to our attorney. David Carter 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 7:56 PM.


David Carter, TVPOA Secretary

10-21-25
Date


Amanda Homesley - Association Manager

10/21/25
Date