



TAHITIAN VILLAGE

TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association
Tuesday, October 21, 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: Greg Stigall, Luke Thompson, Mel Hamner, John Creamer, Marcus Kieschnick, Rachel Patterson

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 September 16, 2025, meeting minutes.

David Carter made a motion to approve the September meeting minutes. Charles Brown 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 August 2025 financials. Mary Jo Creamer stated we took in \$13,125, most of which was transfer fees and a little from Clean Sweep. Expenditures were scholarships for \$2,000, payroll \$3,667, special events \$6,240 which included NNO and Clean Sweep. Net income was -1,070.86.

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

2. Board discussion and possible approval for the September 2025 financials.

Mary Jo Creamer stated that income was \$17,321. Some of that being interest for \$8,571 and transfer fees of \$6,750. Some expenses were for D&O insurance for \$7,251, payroll for \$4,969, audit for \$5,500, and National Night Out \$646. Net income was -4,664.99.

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

3. Board discussion and possible action on expiring CDs.

Mary Jo Creamer stated that right now we have \$248k in our cash account.

1- 3 year CDs are at 3.65% and that 6 months - 9 months are at 3.75%.

\$71K is also coming due in November and \$90k coming due in December.

Discussion was made back and forth about amounts and time frames.

Charles Brown made a motion to purchase a 6-month CD for \$75k, a 1-year CD for \$73k, and a 2-year CD for \$100k at Edward Jones and allow Mary Jo Creamer to make any adjustments as needed. Tom Clayton seconded the motion. A vote was taken, and the motion passed unanimously.

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

*Clean Sweep will be on Saturday, October 25th from 8:00-noon. Volunteers are still needed.

*Chipping day will be November 1st, from 8:00-noon in the BCWCID2/TVPOA parking lot.

*Charles Brading stated that National Night Out was nicely done. Amazing help from Pam, Amanda and Tom. Many thanks for making that happen.

*Charles shared the 4 fire hydrant locations that the board requested from BCWCID2.

*Holiday Arts & Crafts will be November 22nd from 10:00-4:00 in the BCWCID2/TVPOA parking lot.

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:

- 8 new homes
- 6 fences

- 1 pergolas
- 0 deck/patio
- 4 sheds
- 1 garage
- 0 retaining wall
- 0 pool
- 0 driveway
- 71 total homes permitted in 2025

1. Touring violation report for September

- 1st letters sent out were 46
- 2nd letters sent out were 7
- 3rd letters sent out were 2
- Total for the month was 55

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

NEW BUSINESS

1. Board discussion and possible action on options for managing the deer population.

Rachel Patterson asked what are your issues with the deer so far?

Tom Clayton stated that we don't know anything about deer management. We have a lot of people that feed the deer here. Should they stop? I don't know if we can do an ordinance on it. I would like to see what our options are.

Charles Brading stated that some people feed the deer, and some don't, and should they be?

Rachel Patterson stated that whitetail deer are very adaptable and the most widespread species.

They tend to have a really quick population increase and have a higher fawn survival in urban/suburban areas. The problems with them in the area would be them eating your plants, gardens, car crashes, dead deer on the road and spreading diseases and parasites. Lime issue is a big issue with deer, and they are common carriers of that. In the past Texas Parks and Wildlife had a relocation program for whitetail deer to another place but unfortunately but with the risk of transmitting other wild populations that program has been suspended. Some options you can do are: repellants for keeping them from eating certain plants but is a short-term solution, fencing that can keep them from entering, visual and audio deterrents, and adopting some sort of ordinance for people to stop feeding the deer by fining them to see if this helps decrease the population over time. If you are not enticing them, it will make it less attractive to them. Lastly, you can hire some people to remove the deer and have the deer processed and the meat donated. This is fairly expensive and can cost \$175- \$300 per deer processed if all other options have been exhausted. Any action you take, you are going to upset someone. People either like or don't like them.

Tom Clayton stated that there are other subdivisions around us, theoretically if we took care of some of the deer, what are the chances other deer will migrate from other others?

Rachel Patterson stated the downside of you all being by the river is that there are going to be more deer because they are near a water source and forage.

Mary Jo Creamer stated that can we ban feeding them?

Charles Brading stated we can't fine them, so no. We need to advise them that feeding them is a negative thing and telling them why.

Rachel Patterson stated it is a statewide ban that you can't relocate.

2. Board discussion and possible action on ESD2 Fire Station Bay Extension.

Charles Brading stated that we can only give to those that directly benefit Tahitian Village.

ESD2 is in Tahitian Village and Marcus is here to tell us what they are requesting.

Marcus Kieschnick stated that they moved into the station here in Tahitian about 6 months ago.

Most of our calls are in Tahitian Village, so the response time has helped by us being here. Most of Tahitian Village has hydrants but that's not saying that they all work well.

So, what does that mean? We have to bring water with us to the fire. With a command engine and a brush truck here, the nearest tender station is egress 3 or 4. They don't travel very fast, and it will take 20-25 minutes to get here. We just received a grant to get another tender truck and would like to house it here at ESD2. This truck holds 3k gallons of water. We would need a spot to house it. This will allow us to respond with 4k gallons of water within 5 minutes if it in Tahitian Village.

Mary Jo Creamer made a motion to approve a \$70,875 donation request from ESD2. Tom Clayton seconded the motion. A vote was taken, and the motion passed unanimously.

Mary Jo Creamer made a motion to send the 3rd letter violation to our attorney. Charles Brown seconded the motion. A vote was taken, and the motion passed unanimously.

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

Meeting adjourned at 7:56 PM.

David Carter, TVPOA Secretary

11-18-25

Date

Amanda Homesley - Association Manager

11/18/25

Date