



TAHITIAN VILLAGE

TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association
Tuesday, November 18, 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, Randy Hudgins, John Creamer, Carl Floto,
Pierre Wilson, Laurie Mason

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 October 21, 2025, meeting minutes.

David Carter made a motion to approve the October meeting minutes. Mary Jo Creamer seconded the motion. A vote was taken, and the motion passed unanimously.

TREASURER'S REPORT

1. Board discussion and possible approval for the October 2025 financials.
Mary Jo Creamer stated income \$18,404, most of it was transfer fees and some interest.
Expenses totaled \$10,600, leaving us with a net income of \$7,804. Notable expenses were payroll \$5,887, and special events which was National Night Out \$4,001.

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

2. Board discussion and possible approval of expiring CDs.
Mary Jo stated that we have a CD expiring this month for \$71k and another one expiring in December for \$95k. We can let it expire and let it go into the cash account.
Charles stated yes, we should as we have some donations that need to be paid as well.
Amanda Homesley stated we will put this on next month's agenda.

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

*Holiday Arts & Crafts will be November 22nd from 10:00-4:00 in the BCWCID2/TVPOA parking lot. It is a sold-out event, and I hope all can join us.

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

David Carter stated that last month we had Texas Parks and Wildlife come and they discussed the deer, and it has gotten out that the board has decided to cull the herd which we never mentioned it.

Charles Brading stated he was also contacted asking him when we were moving all the deer and he stated we are not moving the deer.

They did, however, recommend stopping feeding them.

Mary Jo Creamer said people just saw the agenda item but didn't listen to the meeting.

Teo Jaimes asked if there was going to be any information sent out.

Amanda Homesley stated that information was sent out via Pine Post.

Pierre Wilson wanted to know if anyone has ever talked about the streetlights? You can get a streetlight from Bluebonnet Electric for your property for \$10 monthly.

Charles Brading stated that a lot of people are against lighting and like the DarkSky.

Randy Hudgins stated that you also have a pole with a transformer to get a light, or you have to pay for a pole.

OLD BUSINESS

ACC Report given by Amanda Homesley

Permits issued for October 2025:

- 9 new homes
- 7 fences
- 2 pergolas
- 0 deck/patio
- 3 sheds
- 1 garage
- 0 retaining wall
- 0 pool
- 1 driveway
- 80 total homes permitted in 2025

1. Touring violation report for September

- 1st letters sent out were 33
- 2nd letters sent out were 19
- 3rd letters sent out were 8
- Total for the month was 60

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

NEW BUSINESS

1. Board discussion and possible action on donation requests from Pines & Prairie Land Trust. Laurie Mason handed out some informational packets to the board with a breakdown of the donation request. We are asking for \$40k for two bigger projects that will make the refuge safer and more accessible. This will directly affect 66 homeowners along our boundaries as well as everyone else who enjoys our trails. The first project is infrastructure needs at Two-Bridges Trailhead, the second project is Wildfire Risk with 60 ft fire breaks for 2 miles, 17 acres total. Finally, everyday costs for General Maintenance Support for managing the preserve, programs, and trash service.

Discussion was held between board members about what they were thinking and or requesting. Mary Jo Creamer asked that this be taken into Executive Session.

EXECUTIVE SESSION

The POA entered an Executive Session at 7:34 p.m.

The POA reconvened in regular session at 7:44 p.m.

Tom Clayton made a motion to donate to Pines & Prairie Land Trust in the amount of \$18,000 for General Maintenance and Wildfire Mitigation along with backup documentation. Mary Jo Creamer seconded the motion. A vote was taken, and the motion passed unanimously.

Mary Jo Creamer made a motion to approve staff bonuses. 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 7:47 PM.


David Carter, TVPOA Secretary

12-16-2029
Date


Amanda Homesley - Association Manager

12/16/2025
Date