



# TAHITIAN VILLAGE

## TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION ANNUAL MEETING MINUTES

January 25, 2025, at 10:00AM

**Meeting held at First United Methodist Church**

**TVPOA Board Members Present:**

Charles Brading, David Carter, Mac Simpson, Charles Brown and Mary Jo Creamer

Board Members Absent: Daniel Zimmer

Association Manager: Amanda Homesley

**PUBLIC PRESENT:** Lois Hornbuckle, Ruth Forsdick, Russ & Debby Hess, George Martinez, Randy Hudgins, Samuel Coley, Jo Egitto, Greg & Sandy Stigall, Tommy & Annette Gast, Ned Euwer, Russ Fallon, Gwen Winter, Toni Chovanetz, Les Garrison, Kevin Connolly, Chrissy Baker, Heather Gates, Karen Carter, Justin Boyce, Patricia Nunez, Jennifer Roberts, Bruce Looman, Ed & Teresa Boyce, Carl & RuthAnn Floto, Eddy & Michele Plummer, Ed Willis, Susan Magdall, Aurora Vences De Leon, Larry & Connie Fannon, Sam Castro & Renee Shipp, Dorothy Schneider, Giuliano Petrich, Dana Provence, Pierre Wilson

**MEETING CALLED TO ORDER:** Meeting was called to order at 10:00 a.m. by President, Charles Brading

Charles Brading introduced the POA Board, ACC members and staff that were in attendance. He also thanked past board members as well. He stated the POA gave out seven High school scholarships.

National Night Out has expanded as we have a meal, a live band and all emergency services are in attendance and you get to meet with them. We hope you can come out this year if you didn't make it out this year.

We also had our first Holiday Craft Show and plan on doing it again in 2025. It was a great success and thank you to Amanda and Pam for putting that on for us.

Our Holiday Contest has been going on for years. Thanks to the people who judge and participated in that.

The new program this year is for our Veterans. It will be to assist them financially with building ramps.

This year we also gave out donations to the following businesses: Bastrop ESD, CAC, Bastrop Food Pantry, Restoration Ranch, Pines & Prairie Land Trust and CASA.

We are giving back as much as we can in Tahitian. I am glad to be your President and what we are doing for your community. Today we have several speakers, and we will begin with:

### **Bastrop ESD, Josh Gil**

Josh Gil stated he has been with the Fire Department for 25 years and the Fire Chief for the last 10 years. They cover 200 sq miles. They have 4 fire stations and are a combination Fire Department which means they have volunteers and full-time fire fighters. They bought the fire station in Tahitian Village last year from the City of Bastrop for \$480k. They should be having an open house spring break after a complete remodel over. They have 5 new fire trucks and 4 will go to the Tahitian fire house.

Russ Fallon asked that due to the events in California, are we doing everything we can as far as mitigation?

Josh Gil stated that last year they hired 2 people that mainly deal with this. They will be doing the free chipping events. The second thing is they will be doing home assessments where they will come and evaluate your property.

Russ Fallon asked that is the POA aware of all of this?

Charles Brading answered yes, we send this information out our Pine Post. If you aren't receiving these then make sure you get signed up.

Amanda Homesley stated we also have someone speak at a POA meeting on a yearly basis about fire mitigation.

Connie asked about the difference between the yellow vs red fire hydrants.

Josh Gil stated he believes the red hydrants are City and the yellow are County.

Russ Hess asked about undeveloped lots and is there any action for them to maintain those lots?

Josh Gil stated that is something we would have to work with the POA on.

Pierre Wilson stated that when you enter into the Village to the left it is nice and clean and then to the left it looks like an EPA dumpsite. There is dry vegetation, and there is a truck that has been sitting there. At one time Dollar General wanted to build there and I feel if they were there, it would have looked better than it does now. What is the plan and are you going to make them clean it up?

Mac Simpson stated I filed a complaint against them because they are in the City of Bastrop.

I got an email back stating it was under review. We are going to continue to follow up. There is no reason for it to look like that. If we could get authorization, we could clean it up. It's an undeveloped lot and it is a different process. If everyone wanted to complain maybe it would make an impact.

Charles Brading stated Dollar General still owns the lot. They are still upset because they didn't get to develop. They are asking \$800k for the lot.

George Martinez with ESD stated he knows the company that has that truck parked there and will ask them to remove it. They are the ones who put the fiber cable in.

I would also like to say for fire mitigation, fences and decks up against the house are a fire hazard.

Ed Bose asked how do you determine if your lot is undeveloped?

Charles Brading said if there is no house on your lot.

### **BCWCID2, Paul Hightower**

Paul Hightower stated we have had a lot going on with upgrades. (capital improvements that have been lacked) We are replacing a lot of smaller lines and adding fire hydrants along the way. We are designing a well right now for supply and demand. They are in the test well phase now.

There are a lot of upgrades going on and welcome feedback. I am a working manager and get out in the field with my employees. The County did accept the roads but will be going back to Commissioners court to iron out on some details. The Annual Road meeting is March 29<sup>th</sup>.

Russ Fallon asked if there is a County or POA requirement to check fire hydrants?

Paul Hightower stated we do monthly flushing to check them for flow.

Russ Fallon asked is there a requirement to have access to your property?

Paul Hightower stated as far as BCWCID we build access once you have a permit to build.

Pierre Wilson asked down Kaaawa asked if they were going to put a bridge back in?

Paul Hightower stated not that I know of or that are in the current engineer plans.

### **Bastrop County Commissioner PCT 1, Butch Carmack**

Butch Carmack stated I have been on the job for 3 weeks. As Paul said, County has taken on all the roads. The good news for the people is that 2025 will be the last year for road fees. I will work with BCWCID2 this year to take that road fee money and do as much as we can. On the one hand it is good and on the other it will slow things down because it is just on the county now. You may have to wait longer to get a road. We are going to rent a reclaimer for \$25k so we are going to do a few roads with that.

Lois Hornbuckle asked could you talk about picking up dump sites.

Butch Carmack stated every 4 weeks we get a truck that goes to different areas and next week will be in Tahitian.

Karen Carter asked about missing street signs.

Butch Carmack said we can get with the sign shop on that.

Jo Egitto asked what needs to be done to get the rest of the roads done in less time? Is it the interlocal agreement?

Butch Carmack stated now with the road fees gone it is dependent on the county alone.

Paul Hightower stated that it was quite a bit of grant money used towards the road. The county used around \$400k. We are down to 8 miles which is huge. Part of the ILA is that our crew is going to help get them done. We have some collaborating to do but we will get it done.

### **Sherriff Maurice Cook**

Maurice Cook stated he has 50 deputies and covers 900 sq miles.

We have approximately 91 commissioned officers. We investigate 5500 cases a year.

You all complain about speeders, and we are aware of that. We work hard to spread the units around the county. I am here to listen to you.

Russ Fallon-Is there anything the POA can do about fireworks?

Maurice Cook stated it would need to be in the deed restrictions. And if it isn't it takes 2/3 to get those changed and it's a hard thing to do.

Thank you for letting me serve.

Charles Brading reminded everyone to sign the sign in sheet in the back and if you wanted to sign up to receive emails, please leave an email address as well.

He also stated that this is a POA, not a HOA. We are different as we have a lot of people who vote in order to change the deed restrictions and would need 2/3 votes.

## **PUBLIC COMMENT PERIOD**

Resident asked how to find out who owns the lot behind her as she fears the dead pine tree has pine beetles and would like for it to be removed.

Amanda Homesley stated if you would call the office, she would give her the information she needs.

Karen Carter stated she had a tree fall on her house and asked are there any plans on updating the bylaws?

Amanda Homesley stated that this is deed restrictions, and we would need 2/3 of all property owners to vote in order to change.

Charles Brading stated this reminds me that there are two openings on the POA. If you are interested, please get with Amanda. The pay is great, it is free.

Russ Fallon asked is there any provision to be done about getting the mitigation done on these empty lots? Maybe we need to revisit the 2/3 requirement. We have to do more for fire mitigation. Even if we have to charge.

Mary Jo Creamer- John her husband was part of the original deed restrictions, and it took several years to keep them from expiring. They had to get 2/3 votes, and it took them years. It is even hard to get people to just serve on the board.

Mac Simpson stated after the 2011 fires the county had to get written permission from me to do mitigation. It is an undertaking.

Resident spoke about an organization that comes to people's land to do fire mitigation. If we can find out who owns those lots. It is expensive to remove trees, and it is difficult to do it if you don't know how and you usually must pay for someone else to do it. There are probably a lot of people in Tahitian who have equipment to do it.

Mac Simpson stated that is a great idea. The point I am trying to make is that you still have to get the property owner's permission and that is where the difficulty lies.

Resident stated that when the pine trees get the beetles it is extremely difficult to get rid of and they spread.

Karen Carter stated although the bylaws were created 40 years ago it is unfair not to address them. We need to do something to engage. Are we all aware of the serious issues?

Jo Egitto stated that we need to remember that we have people out of the country. We can't look at it as just homeowners.

Charles Brown stated we have a lot of people who don't live here.

Russ Fallon stated I would volunteer for a committee as I think we should at least look into it.

Charles Brading stated we will get with our attorney to see what we can do.

Russ Fallon stated maybe even a letter stating maybe it was a fire risk.

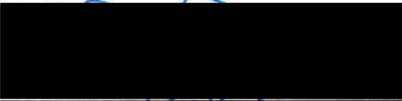

Amanda Homesley stated that if anyone that is in attendance who is interested in serving on this type of committee, please write down your name, email address and phone number so we can contact you.

Charles Brading thanked everyone for taking time of their day to come and talk with us.

The POA meeting is every month and would love to see you on a monthly basis.

**David Carter made a motion to adjourn. Mac Simpson seconded the motion. A vote was taken, and the motion passed unanimously.**

**Meeting adjourned at 11:24 PM.**

	02-18-2025
David Carter, TVPOA Secretary	Date
	2/18/25
Amanda Homesley - Association Manager	Date