



TAHITIAN VILLAGE

TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

The regular Board of Directors meeting of the Tahitian Village Property Owners' Association
Tuesday, June 16, 2026, at 7:00PM

Meeting held at the BCWCID#2 Conference Room

TVPOA Board Members Present:

Tom Clayton, Charles Brown, Teo Jaimes, Carl Floto, David Carter, and Luke Thompson

Board Members Absent: None

Association Manager: Amanda Homesley

PUBLIC PRESENT: Randy Hudgins, Greg Stigall, Greg Monroe, Kailei Anzaldua, Ava Leal, Corrine Leal, Lauri Weise, Terry Rand, David Kozieja

MEETING CALLED TO ORDER: Meeting was called to order at 7:00 p.m. by President, Tom Clayton.

Tom Clayton stated we will be starting the meeting by doing a donation check presentation to ESD2. Greg Morgan will be accepting the check for ESD2 this evening.

Next, we will be presenting a scholarship certificate for two of the senior scholarships. If we could ask Kailei Anzaldua and Ava Leal to come up. They were presented with certificates and photos were taken. Congratulations!

SECRETARY'S REPORT

1. Discussion and approval of May 19, 2026, meeting minutes.

David Carter made a motion to approve the May meeting minutes. Charles Brown seconded the motion. A vote was taken, and the motion passed unanimously.

TREASURER'S REPORT

1. Board discussion and possible approval of the May 2026 financials.
Carl Floto stated to explain the Bluebonnet capital credits received.
Greg Stigall stated that based on your usage, they give a % back since you are a member.
Carl Floto stated we had \$3,521 in capital credits, transfer fees \$10,575 with a total income of \$20,665. Expenses we had Clean Sweep \$5,724. Total expenses were \$12,669 with a net income of \$7,995.97.

Charles Brown made a motion to approve the May financials. Luke Thompson seconded the motion. A vote was taken, and the motion passed unanimously.

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

Clean Sweep is on July 18th from 8:00-Noon. We still need volunteers. If you are interested, please contact our office at 512-321-1145

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 May 2026:

- 5 new homes
- 9 fences
- 0 pergola
- 1 decks/patios
- 4 sheds
- 0 garage
- 1 retaining wall
- 0 pool
- 0 driveway
- 39 total homes permitted in 2026

1. Touring violation report for May

- 1st letters sent out were 37
- 2nd letters sent out were 10
- 3rd letters sent out were 7
- Total for the month was 54

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

NEW BUSINESS

1. Discussion and possible approval action on transfer fees.

Charles Brown stated it was brought to his attention that the county only charges \$75 and we charge \$225. He wanted to know if we could give discounts for senior citizens over 65 years of age. He is interested to know how much we bring in on transfer fees.

Amanda Homesley stated we bring in anywhere from \$8k-\$16K monthly. This is the only income the POA receives. If we don't get that, it would hurt. Based on what the other subdivisions collect we are average on what we collect. The range is \$375-\$100, so we are in the middle. One problem I see is who would you want to discount it for and how do we prove it?

David Carter stated that he would oppose this because this is our only mainstream source of income.

Luke Thompson stated its buried in closing cost.

Amanda Homesley stated the buyer, and seller can work it out to split it or decide who is paying what at closing.

Teo Jaimes stated how do you figure out who is 65, the buyer or the seller if they agree to this at closing?

Amanda Homesley stated that would be very confusing and would cause issues at the Title Company because then they would stop collecting it and then we would have to collect it, and we wouldn't receive a lot of it.

Tom Clayton stated I don't think your idea is all bad Charles, but I think it would be a nightmare to manage it because if we open up this can of worms then we have to be the judge if they qualify or don't qualify would be challenging.

2. Discussion and possible approval action on fawn sign request.

I'd like to request a sign variance for a sign that I have previously been given a variance by the TVPOA that warns neighbors of the newly born fawns and to please slow down. The signs will be strategically placed throughout the neighborhood on main artery streets in people's yards who requested. They will be up from now till August 30th and I will personally be retrieving the signs at that time. The signs at their largest size will be 24" x 48" (same size as previously approved) with some smaller signs if I receive enough requests. I have neighborhood support for these signs and residents willing to place them in their yards for the safety of our newly born fawns.

I have a new location log I am using this year to track all locations so there should be minimal leftovers beyond the August 30th date.

The motion to approve the fawn signs with the caveat that in the future the request will be made in advance so that it will be on a POA agenda to be heard and voted on in a meeting was made by email on 6/4/2026 by David Carter. 2nd by Luke Thompson, all in favor, motion passed.

EXECUTIVE

The POA entered an Executive Session at 7:17 p.m.

The POA reconvened in regular session at 7:31 p.m.

David Carter made a motion to approve the Association Managers compensation and convert the position from hourly employee to a salaried employee. Luke Thompson seconded the motion. A vote was taken, and the motion passed unanimously.

Charles Brown made a motion to send the 3rd letter violation to the attorney. David Carter 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 7:32 PM.

[Redacted Signature]

Teo Jaimes, TVPOA Secretary

7/21/26

Date

[Redacted Signature]

Amanda Homesley - Association Manager

7/21/26

Date