



TAHITIAN VILLAGE

TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION ANNUAL MEETING MINUTES

January 24, 2026, at 10:00AM

Meeting held at Best Western

TVPOA Board Members Present:

Charles Brading, Charles Brown, David Carter, Mary Jo Creamer and Tom Clayton

Board Members Absent: Teo Jaimes

Association Manager: Amanda Homesley

PUBLIC PRESENT: Terry & Luke Thompson, Michael Martinez, Randy Hudgins, John Brannon, Eddy & Michele Plummer, Ruth Widner, John Creamer, Bruce Looman, Ken Buckley, Sarah Pylant, Carl Floto, Mel Hamner, Howard Cook

MEETING CALLED TO ORDER: Meeting was called to order at 10:00 a.m. by President, Charles Brading. Charles started the meeting off by introducing his board members. He stated this was his last meeting. There will be two new members who will be joining and if they stand up, they are Luke Thompson and Carl Floto. We appreciate you coming out and will let you know what has happened over the last year. Clean Sweep is still going on every quarter. National Night Out is a great event for the neighborhood. We have first responders come out, food and a band. We have a High School Scholarship Program, a Veterans Assistance Program and a Holiday Crafts Show that we do once a year. We are making Tahitian a better place. Our staff and the board have been helpful in doing all of this.

Greg Stigall is here from the ACC who will also be going off. The new ACC members are Pierre Wilson and David Kozieja. I appreciate them as well.

Mary Jo Creamer stated that for financials we took in interest income of \$34,602, capital credits from Bluebonnet of \$3,000 and transfer fees of \$123,600. Total income was \$165,425.

Our expenses were donations of \$72,440, (all donations benefited Tahitian) insurance \$6,897, payroll \$61,000, postage \$4,000, professional fees \$11,693, rent \$3,600, Special Events \$27,348, taxes \$3,073. Total expenses \$204,483 with a net income of - \$39,058.

We did take money from our CDs that we had to cover these extra donations we had.

Pierre asked if there are any plans to do paper shredding this year.

Mary Jo Creamer stated that it is up to the new board.

Charles Brading stated that if anyone is interested the 2026 budget is available.
Mary Jo Creamer asked if anyone had any questions.
No questions.

Charles Brading stated we are going to start with our guests speakers.

Bastrop County Commissioner, Butch Carmack

Butch Carmack stated that the County has some things going on.
There has been a lot of things said about Darpro (the rendering plant) and misinformation stated.
They are dumping \$35 million into the plant to try and fix it and are working on a solution.
It will take a couple of years to get it done.
We have some data centers coming in on Pearce Ln. and Wolf Ln. There is a lot of misinformation on that as well. They regenerate their water like a generator in your car.
They have a contract with LCRA on electricity but at some point, they will build their own generation system. That will put more tax money back into our county and hopefully at some point, we can lower our high property taxes.

Right now, we are preparing for the weather. Chief Gil and I have worked a deal out with the city so spread salt out on Tahitian Dr.

John Brannon asked if anything will be done with the roads on Lovers Lane? They aren't wide enough.
BC stated the only thing in the books is the stretch by the cemetery.

John Brannon questioned the apartments at the beginning of Lovers Lane.
BC stated a lot of people are trying to stop that from happening. Letters have been sent disapproving.

George Martinez asked who owns the flock camera that is in the entrance of Tahitian?
BC stated the city does.

John Brannon stated that we have a deer problem.
Discussion was had between several property owners about deer.
Butch Carmack stated they need to be thinned at some point in my opinion.
Tom Clayton stated that we did talk to a Biologist when she came to one of our meetings. She stated you can't intermingle deer. To remove deer, it is an astronomical price. So, it is a huge challenge. Everyone knows there is a deer issue, but how to address it to please everyone is the problem.
Charles Brading stated she did advise, is to stop feeding them.

BC stated there is going to be a 3-way stop sign at Moku Manu and Riverside.
BC stated they were able to secure 15 acres off of hwy 95 so we will be moving the animal shelter there.

Bastrop ESD, Josh Gil

Chief Josh Gil stated he has been here for 26 years in June and the Fire Chief for 12 years.

I am asked all the time what is ESD? He stated, basically we are a Fire Department, fire rescue, first responders. He had pamphlets for all who wanted them.

A lot of good things are going on. TVPOA was very gracious to us this year and with that we are able to add another bay onto the fire station in Tahitian Village which will allow us to add another fire truck. We received a lot of donations this year. 4.3 million wildfire grant which will help mitigate fires. We staff the firehouse in Tahitian 24 hours a day.

Charles Brading stated that the new fire truck now allows residents the ability to have 2 water trucks come on site during a fire.

JG stated we went from having 1,000 gallons of water on hand to 4,000 gallons of water.

JG stated we also do chipping events every 3 months. You can bring branches/limbs and pick up mulch at any time.

Charles Brading the county has been looking at response time for EMS, and we have been working on renaming a few streets. Amanda Homesley has been working with them, and we are trying to help with the response time. It is in the works but will take a lot of time.

Howard Cook stated that with the golf course grass not being cut, it is a fire hazard.

JG stated he will put it on the list of items he needs to speak to Mr. Butler about.

Sarah Pylant asked if the mitigation will help residents take care of pine needles of resident's houses.

JG stated yes. They will look at people who have disabilities and financial problems as well and assist them.

BCWCID2, Paul Hightower

Paul Hightower stated we are improving the lines, adding, replacing and maintaining the fire hydrants. When I first came on in 2018, hydrants were \$2,500 - \$3,000 and now hydrants are \$8k. We are now putting some of the cost back on the builders.

We are upgrading the lines and finally getting the elevated tower. We should start construction August-September and are slated to go behind Walgreens as of right now.

The tower will hold 400-500 thousand gallons of water.

George Martinez asked, is there anything we can do about the high-water pressure on Tahitian?

Paul Hightower stated install a PRB.

Paul Hightower stated they have now switched over to a new system. This keeps the wells online and water flowing.

There are no more road fees. County took them over. Any issues with roads or drainage, please call Butch. They are doing the best they can. Weather plays the biggest role.

Anything not paid will have a lien placed on it.

