

**TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION  
P.O. BOX 636, BASTROP, TEXAS 78602, (512) 321-1145  
TVPOA BOARD MEETING MINUTES**

The regular board meeting of the Board of Directors of the Tahitian Village Property Owners' Association – 7:00 P.M., Tuesday, October 15, 2019  
120 Corporate Dr., Bastrop, Texas 78602

**TVPOA Board Members Present:**

Jan Kuchel, Mary Jo Creamer, Don Fannin, David Carter, and Jan Schwindt  
Board Members absent: Stacy Savage  
Association Manager: Amanda Homesley

**PUBLIC PRESENT:** Scott & Tiffany Ferguson, Lois Hornbuckle, Gwen Winter, Jo Egitto, Joe Schwindt, Marianna Hobbs, Cindy and Geoff Lee, Heather Norie and Diana Hugo

**MEETING CALLED TO ORDER:** Meeting was called to order at 7:00 p.m. by Interim President Jan Kuchel.

**She announced that meeting minutes are recorded to accurately transcribe meeting minutes and they will be deleted no later than 2 weeks from the meeting date.**

She stated that the Board would be going directly into Executive Session to vote in a President.

**Executive Session:**

The POA entered an Executive Session at 7:01 pm.  
The POA reconvened in regular session at 7:11 pm.

**Don Fannin made a motion that Jan Schwindt be appointed as President of the Association and that Jan Kuchel reassume the position of Vice President. Mary Jo Creamer seconded the motion. A vote was taken, and the motion passed unanimously.**

**Don Fannin made a motion that all 4 of the officers, President Janet Schwindt, Vice President, Jan Kuchel, Treasurer, Donald Fannin and Secretary, Mary Jo Creamer be signers on all POA bank accounts. Mary Jo Creamer seconded the motion. A vote was taken, and the motion passed unanimously.**

**SECRETARY'S REPORT – Amanda Homesley:**

The minutes of the regular meeting of the Board held on September 17, 2019, were presented.

**Don Fannin made a motion to accept the minutes as presented.  
David Carter seconded the motion. A vote was taken, and the motion passed unanimously.**

**OPEN FORUM/PUBLIC COMMENT:**

Lois Hornbuckle stated that the City is coming through and cleaning up the ROW areas. Some are happy and some are not. They even have striped some areas for safety. They have worked hard, and she appreciates it.

## TREASURER'S REPORT

**Mary Jo Creamer made a motion to accept September financials. Jan Kuchel seconded the motion. A vote was taken, and the motion passed unanimously.**

## OLD BUSINESS

1. **ACC Report** – Report given by Amanda Homesley
2. **Touring/Violation Report** – Report given Amanda Homesley
3. Discussion and possible action on TVPOA handbook.

**David Carter made a motion to approve the employee handbook. Jan Kuchel seconded the motion. A vote was taken, and the motion passed unanimously.**

4. Discussion and possible action on Board/Committee Policies and Procedures.  
Tabled for next month's agenda so Board can further review.
5. Discussion and possible action on donation to Fire Station.

**Don Fannin made a motion to match the donation of the ACC in the amount of \$500 to the Fire Station. Jan Kuchel seconded the motion. A vote was taken, and the motion passed unanimously.**

## NEW BUSINESS

1. Discussion and possible action on Annual Meeting date, place and time.  
Amanda would like the Board to approve the date of February 8<sup>th</sup> from 1-4 pm at the Hampton Inn with the cost of \$650 with additional \$35 microphone fee. The Board asked that she reserve the room from 12-5 pm to set up and additional time in case its needed.

**Don Fannin made a motion to approve the date, time, location, and amount of the Annual Meeting of February 8<sup>th</sup> from 1-4 pm at the Hampton Inn at \$650 with an additional \$35 microphone fee if needed. Jan Kuchel seconded the motion. A vote was taken, and the motion passed unanimously.**

Dates discussed: Candidate registration deadline: 12/13/2019  
Workweek for mailout: 1/13/2019-1/17/2019  
Postmark deadline: 2/3/2019  
Ballot received deadline: 2/7/2019

Joe Schwindt stated if you don't have enough people to fill the spots, you don't need an election. Jan Schwindt stated then we won't do an election, but we will still have to have candidates and deadlines.

Jo Egitto suggested that we display something about the location of the meeting on the old building for

people who just come to the Annual Meeting.

2. Discussion and possible action on Election Committee/Election Judge.

**Don Fannin made a motion to nominate Stacy Savage as the Election Chair. Jan Kuchel seconded the motion. A vote was taken, and the motion passed unanimously.**

**Don Fannin made a motion to nominate Stacy Savage as the Election Chair and Gwen Winters and Marianna Hobbs as the Election Committee members. Jan Kuchel seconded the motion. A vote was taken, and the motion passed unanimously.**

**Mary Jo Creamer made a motion to nominate Patricia Lujan as the Election Judge. Jan Kuchel seconded the motion. A vote was taken, and the motion passed unanimously.**

3. Discussion and possible action on validation on residency during meetings.

**Jan Kuchel made a motion that residents can now acknowledge themselves with their name and state they are a resident of Tahitian Village. Mary Jo Creamer seconded the motion. A vote was taken, and the motion passed unanimously.**

4. Discussion and possible action on providing a survey for the residents.

Jan Schwindt stated that at the last ACC meeting it was suggested to form a Committee to come up with a survey for the residents to see what they wanted to see. She wanted to see if the POA Board agrees and they all did.

Heather Norie and David Carter volunteered to be on this Committee.

5. Discussion and possible action on Clean Sweep partnering ideas.

Discussion had, no motion made.

6. Discussion and possible action on Holiday Contest.

**Jan Kuchel made a motion that the POA continue with the Holiday Contest and that the 1<sup>st</sup> place winners receive \$100 gift cards, 2<sup>nd</sup> place winners receive \$50 gift cards, 3<sup>rd</sup> place winners receive \$25 gift cards and all other participants receive \$10 gift cards.**

**Don Fannin seconded the motion. A vote was taken, and the motion passed unanimously.**

7. Discussion and possible action on records retention.

Amanda Homesley wanted to know if they POA would reconsider doing the records retention at a later date so it could be done in conjunction with the ACC. Mary Jo Creamer stated ACC hasn't even started theirs, they have nothing. At least the POA has a scheduled to get their records going and it could be late next year before they get to them. Amanda stated but it could be as early as next month. They have so many more records than POA. Mary Jo Creamer wanted to go on record and say she was willing to do what we've already started, and I am not doing the ACC portion because it is going to take time and it is not happening that quick. Amanda Homesley stated that the shed is probably 90% ACC and it is up to the Board.

Lois Hornbuckle recommended that we put it on the ACC agenda to see if they concur. She thinks she can get more volunteers to help with this.

Mary Jo Creamer stated they haven't even researched the retention guidelines.

Tiffany Ferguson stated she would research to see if there are specific ACC retention record retention policies.

Jo Egitto stated she is not comfortable if somebody has their name attached to something that they are physically handling documents that are going to be destroyed. That's just the appearance of impropriety.

Mary Jo Creamer stated there is a procedure that all documents will be listed and signed off on prior to being shredded.

Don Fannin stated the POA should move forward.

Jan Kuchel stated can we ask the ACC to move on this?

Amanda Homesley stated she would email the ACC to see if they would want to proceed with a plan and or add to the next ACC agenda.

**Executive Session:**

The POA entered an Executive Session at 8:13 pm.

The POA reconvened in regular session at 8:32 pm.

**Don Fannin made a motion to contact our attorney in reference to an animal deed restriction issue. Jan Kuchel seconded the motion. A vote was taken, and the motion passed unanimously.**

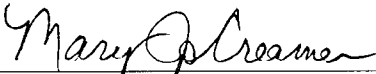
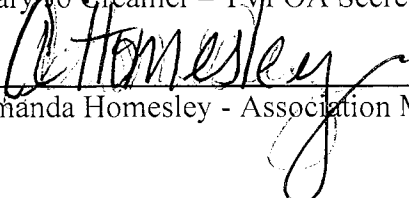
**Don Fannin made a motion to contact our attorney regarding the discharge of firearms within the subdivision. Mary Jo Creamer seconded the motion. A vote was taken, and the motion passed unanimously.**

**Jan Kuchel made a motion to increase Tiffany to 30 hours per week. David Carter seconded the motion. A vote was taken, and the motion passed unanimously.**

There being no further business,

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

Meeting was adjourned at 8:40 p.m.

	11/20/19
Mary Jo Creamer – TYPOA Secretary	Date
	11/19/19
Amanda Homesley - Association Manager	Date