

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, January 21, 2020
120 Corporate Dr., Bastrop, Texas 78602

TVPOA Board Members Present:

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

PUBLIC PRESENT: Scott Ferguson, Lois Hornbuckle, Gwen Winter, Jo Egitto, Olga McGuire and Ja-Mar Prince

MEETING CALLED TO ORDER: Meeting was called to order at 7:00 p.m. by Vice 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.

SECRETARY'S REPORT – Amanda Homesley:

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

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

OPEN FORUM/PUBLIC COMMENT:

Ja-Mar Prince @ Waipahoehoe introduced himself and stated he has worked with Texas Disposal Systems for 3 years. He wanted to know if the Board would consider doing an exclusive contract with TDS. This would lower the price for everyone.

Jan Kuchel asked do you provide recycling?

Mr. Prince answered, yes.

Jan Kuchel stated he could request to get added to the agenda by calling the office.

Jo Egitto @ Mamalu stated to Mr. Prince that TDS needs more marketing because she wasn't aware of the recycling and turns her over to Smithville once a month but would prefer curb side service and that would cut down on a lot of the litter that is picked up.

Jo stated that that someone was asking her about the trash that they couldn't bring to Clean Sweep, so she wanted clarification on what trash was not allowed.

Staff stated that this is for items that your weekly trash service can not pick up.

Jo stated that we should articulate this.

Staff stated that this in everything that is sent out to the public.

Jo stated that Feb 5th will be the next Road Committee work session, so it is not going to be interactive with the audience, but it is open to the public.

Lois Hornbuckle @ Mahalua just wanted to remind everyone that parts of Tahitian are in the City and are already in exclusive contracts as far as with trash companies.

Gwen was asking about the vacancies on the Board/Committee but hasn't received anything. Jan Kuchel stated that the notices were mailed out today and everyone should be receiving them shortly.

TREASURER'S REPORT

Don stated we are getting a little high in money in the First National Bank account and also has a little over \$60k in Classic Bank and recommends getting another CD.

Don Fannin made a motion to take \$50k from the First National Bank account, \$25k from Classic Money Market account and get a 3-year CD. Mary Jo Creamer seconded the motion. A vote was taken, and the motion passed unanimously.

1. Discussion and possible approval of December financials.

Mary Jo Creamer made a motion to accept December financials. Stacy Savage seconded the motion. A vote was taken, and the motion passed unanimously.

2. Discussion and possible approval of 2020 budget.

Stacy Savage made a motion to accept the 2020 proposed budget with provisions indicated. Mary Jo Creamer 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 by Amanda Homesley

3. Update on records retention.

Mary Jo Creamer stated they have now completed 17 boxes and continue to move forward on the records retention.

4. Discussion and possible approval of Board policies and procedures.

Don Fannin made a motion to approve the Board policies and procedures with the date changes. Stacy Savage seconded the motion. A vote was taken, and the motion passed unanimously.

NEW BUSINESS

1. Announcement of the Holiday Contest winners.

HOLIDAY CONTEST WINNERS

Animated category

1st place	Rene Flores	178 Ulupau Cir.
2nd place	Donna Reece	340 Kahana Dr.

Scenes category

1st place	Susan Northcutt	117 Mahalo
2nd place	Bridgett Gallerie	150 Moku Manu

Lights category

1st place	Robert & Michelle Kiker	196 Kaelepulu Dr.
2nd place	Aki Dameworth	181 Tahitian Dr.
3rd place	Sheri Southerland	332 Kaanapali

The winners and participants will be emailed, and it will also be announced by TVNNN tomorrow.

2. Discussion and possible action on transfer fee/resale certificates.

Don Fannin made a motion to raise the transfer fee amount to \$150 and the resale certificate fee to \$200 effective March 1st. Mary Jo Creamer seconded the motion. A vote was taken, and the motion passed unanimously.

3. Discussion on the pine beetle issue.

Amanda stated that there is a pine beetle issue in Tahitian and have had several residents call or email about the issue asking what can be done and is there anything the POA can do.

Jan Kuchel will be contacting the County, the naturalist and other parties and will report back so we can get something out to the residents regarding this issue.

4. Misc: Discussion on beginning stages of rewriting of the Deed Restrictions.

Don Fannin stated that in November he started the Bylaws/CCR's and since he will be leaving the Board, he needs to put the stuff on thumb drives for the items he has done so far.

Jan Kuchel interjected and stated "you aren't going to be part of the Committee to help us"?

Don answered, "I haven't been asked."

Jan Kuchel stated, "I am not asking, I am begging"

Don stated, sure.

There being no further business,

David Carter made a motion to adjourn. Stacy Savage seconded the motion. A vote was taken, and the motion passed unanimously.

Meeting was adjourned at 8:12 p.m.

Stacy Savage 2-20-2020
Stacy Savage - TVPOA Secretary Date

Amanda Homesley Feb 20, 2020
Amanda Homesley - Association Manager Date