

**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, May 19, 2020

Zoom Meeting-ONLINE

TVPOA Board Members Present:

Jan Schwindt, Mary Jo Creamer, Erika McDonald, Stacy Savage, David Carter, and Jan Kuchel
Board Members Absent: None

Association Manager: Amanda Homesley
Administrative Assistant: Tiffany Ferguson

PUBLIC PRESENT: Shelley Cartier, Diana Hugo, James York, Michele Plummer, Greg Stigall, Randy Mikel, Tom Van Dyke, Bruce Wilson, Horace Fairlamb, Mark Chapaton, Jo Egitto, Mary Asuncion, Christel Key and James York

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

SECRETARY'S REPORT

The minutes of the regular meeting of the Board held on March 17, 2020 were presented.

Due to cancelling the April meeting, the minutes of these March minutes were emailed to the board and voted upon via email on March 20, 2020. Mary Jo Creamer made a motion to accept the March meeting minutes. Jan Kuchel seconded the motion. A vote was taken, and the motion passed unanimously.

OPEN FORUM/PUBLIC COMMENT

Horace Fairlamb asked if we were on schedule with the road work?
Jo Egitto, a member of the Road Committee, stated that the next road meeting is Thursday, May 21st at 6:30 p.m.

Shelley Cartier would like to start a discussion on clear cutting of property lots. It is making the value of our houses decrease and making it the neighborhood ugly. She has taken it to the ACC over 2 years ago. Jan Schwindt advised that she send further details and photographic evidence to the office and get with the ACC. She agreed it is a problem and asked for the street and location so this instance may be reviewed, and that ultimately it needs to be sent to the ACC. Erika McDonald stated that clear cutting trees is listed in the deed restrictions and they are also a property owner so it is as much our issue as it is the ACC so we need to look at it as well.

Bruce Wilson stated that the POA has the wrong covenants listed on its website. He has come across the correct ones and is hoping that we get those posted online for the membership. We also need to update what is being sent out to homebuyers. It is important that the membership receive the correct information. Bruce Wilson also requested that information regarding the Bylaw Committee and the

Committee's meetings be distributed to the membership and that more transparency was needed. Erika McDonald stated we need to get through the documents at least once and then present it to all the community and that making voting language clearer is the most important issue at hand. Bruce Wilson stated, in the meantime, the membership does not have input on suggestions on what they think is important. This is not what is has happened in the past. Jo Egitto stated that there is a Committee hard at work, it is fair to say it is happening. There is not enough traction for public comments at this point. Stacy Savage agreed with Erika McDonald and Jan Schwindt and we need to start somewhere. We want the membership's feedback at a later point when the document has more structure.

TREASURER'S REPORT

1. Discussion and possible approval of March financials.

Due to cancelling the April meeting, the March financials were emailed to the board and voted upon via email on March 20, 2020.

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

2. Discussion and possible approval of April financials.

Jan Kuchel made a motion to accept the April financials. Stacy Savage seconded the motion. A vote was taken, and the motion passed unanimously.

3. Discussion and possible action on previously made bank CD motion.

The motion that was made on March 18th via email to obtain a CD through A+FCU was rescinded.

OLD BUSINESS

- 1. ACC Report** – Report given by Amanda Homesley.
- 2. Touring/Violation Report** – Report given by Amanda Homesley.
- 3. Discussion and possible action on vehicle purchase, TT&L.**

Erika McDonald made a motion to approve the purchase of the 2012 Toyota Tundra base price of \$17,000 and the POA pay \$7500 plus half of TT&L cost. Jan Kuchel seconded the motion. A vote was taken, and the motion passed unanimously.

4. Bylaws Committee update.

Erika McDonald stated they met on May 7th. They will be working on Article IV and Article VIII of the Bylaws since they feel these are the most important at this time. Article edits from the committee members are due to Erika McDonald by June 12th in order to be compiled for the next

discussion meeting on June 25th.

NEW BUSINESS

1. Discussion and possible action for employees to work from home.

This motion was made via email on March 28, 2020.

Stacy Savage made a motion to allow the TVPOA staff to remain quarantined in a work-from-home scenario until a higher governmental authority gives clear indication that it is safe to resume office work as usual. David Carter seconded the motion. A vote was taken, and the motion passed unanimously.

2. Discussion and possible action on vehicle insurance.

This motion was made via email on April 2, 2020.

Erika McDonald made a motion to move forward with Progressive policy by AMM Insurance. Jan Kuchel seconded the motion. A vote was taken, and the motion passed unanimously.

3. Discussion and possible action on fence variance.

Erika McDonald made a motion to approve the fence variance for 108 Katao Ct. Mary Jo Creamer seconded the motion. A vote was taken, and the motion passed unanimously.

4. Discussion and possible action on mileage.

Erika McDonald made a motion to add Scott Ferguson, a Water Board member, to the vehicle insurance for the purpose of touring and Clean Sweep and that there will no longer be any mileage reimbursement to TVPOA staff. Mary Jo Creamer seconded the motion. A vote was taken, and the motion passed unanimously.

5. Discussion and possible action on touring.

Jan Schwindt wanted to discuss touring the subdivision with the office staff.

They schedule days with the ACC members to tour the subdivision and she thinks it's important that as Board members we are out looking at the subdivision on a regular basis, as well, and thinks touring on a volunteer basis would be a great way to provide additional reporting.

Mary Jo Creamer would like to continue to do this.

Erika McDonald stated that in the past, a Board member would volunteer to tour a unit. She thinks it is a great idea. She recommends that if they are touring for violations, Board members keep an official log.

Jan Schwindt stated she was thinking of touring with the POA staff.

Amanda stated she does not do POA touring and it is going to be harder for the Board to do it with Tiffany because she does her touring after hours and on the weekends.

Erika McDonald stated Board members do not need to tour with staff. It is holding us accountable.

We do it on our own time and if violations are found the board member can provide information (a picture, spreadsheet) and Tiffany can look into it if needed.

Erika McDonald recommended that we try it for a month, give a report, see if it is successful, and if so, move forward.

Diana Hugo asked why does Tiffany tour after hours and not during office hours?

Tiffany Ferguson stated she does not come in until 10:00 a.m. and works Monday-Thursday each week, so it works best for her to tour after hours and on the weekends. She feels uncomfortable leaving the office during the work hours when it is busy, and it works best for us in the office. She stays within her allotted hours.

A new mileage log was discussed and presented.

Erika McDonald stated there needs to be street accountability on the mileage log for even distribution of touring, so residents will not feel they are being targeted.

Erika McDonald stated she will draw something up and get with the office.

6. Misc. #2.) Discussion and possible action on Clean Sweep.

Jan Schwindt wanted to get an update on the next Clean Sweep and to contact Waste Connections to make sure they are on board with our next Clean Sweep date.

Amanda Homesley stated the next one is scheduled for July 18th.

7. Misc. #3.) Discussion and possible action on July 4th participation.

Mr. O'Hanlon is asking for a donation for the July 4th show at the Pine Forest Golf Course.

Erika McDonald stated that since they are not a non-profit, she would consider giving a gift card to HEB or something to cover food/beverages. They are requesting a \$500 donation amount. This will be added back on next months POA meeting agenda to gather more information. Due to COVID-19 we will discuss again on the June agenda when we are closer to the actual event.

The POA entered an Executive Session at 8:16 p.m.

The POA reconvened in regular session at 8:42 p.m.

David Carter made a motion that the food truck vendor has until May 31st to move out. Mary Jo Creamer seconded the motion. A vote was taken, 4 votes yes and 1 vote no, motion passed.

There being no further business,

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

Meeting was adjourned at 8:49 p.m.

Stacy Savage 8.21.2020
Stacy Savage - TVPOA Secretary Date

Amanda Homesley 8/24/2020
Amanda Homesley - Association Manager Date