

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, Nov 17, 2020

Zoom Meeting-ONLINE

TVPOA Board Members Present:

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

Association Manager: Amanda Homesley

Administrative Assistant: Tiffany Ferguson

PUBLIC PRESENT: Jo Egitto, Bruce Wilson, Courtney Young, Christel Key, Michele Plummer, Charity Alexander, Rachel Duer, Miriam Mustelier, Mike Peppers and Scott Ferguson

MEETING CALLED TO ORDER: Meeting was called to order at 7:04 p.m. by President Jan Schwindt.

SECRETARY'S REPORT

The minutes of the regular meeting of the Board held on October 20, 2020 were presented.

Erika McDonald made a motion to accept the October minutes as presented. Mary Jo Creamer seconded the motion. A vote was taken, and the motion passed.

OPEN FORUM/PUBLIC COMMENT

Bruce Wilson stated his concern about a proposed option for a POA/ACC candidate running for election to be able to gather petition signatures of support sent by email (for COVID19 precautions).

He thinks that it is important that whichever member in good standing signs the petition by email has a witness of a member also in good standing who can attest to witnessing that member's completion of the information and the signature of the petition of support for the candidate's election packet.

Jan S. asked Bruce to hold his comments as this topic was already posted as an agenda item at this meeting. Bruce was unsure if he was able to remain on the call until the agenda item was brought up.

Jan S. allowed Bruce to complete his thoughts and stated we would keep his comments in mind as the agenda item discussion was being held.

Erika McDonald asked Bruce if this concern is from Roberts Rules of Order or if it was just a safeguard.

Bruce Wilson stated it is a safeguard in his opinion.

TREASURER'S REPORT

Discussion and possible approval of October 2020 financials.

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

OLD BUSINESS

1. **ACC and Touring/Violation Report** – Report given by Amanda Homesley.

2. **Discussion and possible action on trash/recycling services in Tahitian Village.**

Stacy Savage has been working with County and CAPCOG. They are interested in working with the County. The old transfer station in Precinct 1 has been repaired and is now open to the public. We need stronger education for everyone for waste reduction at home, in business operations, and during recreation.

Stacy is going to contact public officials at the City and County levels of government to offer a sit-down meeting to see what a County wide recycling program could look like. Part of the discussion will keep cost reduction in mind through densifying the services to include more dwellings and reviewing what a single-vendor contract could bring to the table economically. She is willing to provide a presentation to public officials on best practices, help develop business and public outreach campaigns to educate the community, and build out economic strategies for job growth.

Jan Kuchel stated what about the other trash vendors and are we headed into a monopoly? Could we find a way to have other vendors subcontract?

Stacy Savage stated that may be part of the whole bid process, as there are examples of communities doing a single vendor contracts for waste/recycling pickup. Bastrop County is expected to grow by 25% over the next 10 years and we need to be prepared with these services. They need to find the money to do a waste audit to understand the composition of our waste stream. Once we have the evidence, we present the key facts to decision makers. This could be an economic driver in the County.

Mary Jo Creamer asked if there will be recycling truck going to every single home or at recycling at one location?

Stacy Savage stated at each home.

Mary Jo Creamer stated her road is barely passable and doesn't want big trucks making it worse. She doesn't have trash pickup or recycling.

What is the time frame?

Stacy Savage stated if they approve it, it may be in a phased roll-out process. She doesn't see this happening anytime soon. Maybe 2-3-year plan but needs to take into account the Water District's progress on road repair across Tahitian Village. If we can present this as an economic driver and reduce the rates, then it will be a win, win. If these types of programs are more convenient and accessible, then more people will participate.

3. **Discussion and possible action on Bylaw Committee seeking legal representation.**

Erika McDonald stated that the confidentiality issue of voters' information on POA/ACC ballots has been addressed.

She said that the Board needs to decide on what to do as far as approving the revised Bylaws by either having a special meeting before the Annual Meeting, having a special meeting after the Annual Meeting on that same date, or to have a special meeting in the Spring of 2021 to make further recommendations, and then to expand the scope of the Bylaws revision.

If we have a special meeting soon, it would only be on what the Bylaws Committee has worked on so far, which are Articles, I, IV and VIII.

Jan Schwindt stated a motion needs to be brought forth by one of the POA board members that are not on the Bylaws Committee.

David Carter stated he would like to have more time to read the revisions for him to confidently decide and vote. He is in favor of getting resident feedback at the Annual Meeting and hosting a special meeting in the Spring of 2021 to approve the Bylaws revision.

Erika McDonald stated there may be changes on the floor the day of the meeting.

Jan Schwindt requested that we put a time frame on this, or this will pass on by.

Jan Kuchel stated she needed to see the Bylaws document again.

Erika McDonald stated these documents were emailed to the POA board over a month ago.

Tiffany Ferguson stated she will send them out again to the POA and will include the edited version of the bylaws to the residents in the Annual Meeting invitations for their feedback.

Stacy Savage cautioned that there needs to be an explanation and instructions provided to members about why the POA is seeking their feedback and the specific articles to focus on.

Erika McDonald suggested that we ask for member feedback via SurveyMonkey or some other avenue of electronic response to keep all additional suggested changes compiled for accuracy.

4. Misc.-None

NEW BUSINESS

1. Discussion and possible action on food vendor.

Amanda Homesley stated that Mr. Muniz was not present to speak.

Erika McDonald stated that this was the second meeting he has missed.

Jan Schwindt requested that we send a letter similar to the one we sent out to the last food vendor who was seeking POA approval for conducting commercial business on Tahitian Village/Water District property.

Amanda Homesley ask if we could send it on POA letterhead instead of going to our attorney?

Erika McDonald asked, is this a first letter? Jan Schwindt stated it is not a violation letter so, it doesn't fall in that category.

Erika McDonald stated, yes, let's use our letterhead.

Erika McDonald made a motion to send the vendor a letter on our letterhead. Mary Jo Creamer seconded the motion. A vote was taken, and the motion passed unanimously.

2. Discussion and update from Pines and Prairie.

Courtney Young introduced herself as the Outreach Manager and has been with the organization with 3 years. Pines & Prairie was founded in 2001. Over the years they have acquired some property and manage them for wildlife. The Land Trust was nationally Accredited in 2014 by the Land Trust Alliance. The Colorado River Refuge is open year-round. They have started a volunteer program and have a 1st Saturday program. They would love to get more people on those Saturdays. They have birding hikes, nature classes when in non-COVID times.

They struggle to communicate with the new people arriving in the community. She wants suggestions on connecting with people or collaborative events.

Amanda Homesley stated she could email us, and we could send out as an email blast.

Jan Kuchel stated she could share with Keep Bastrop County Beautiful.

Erika McDonald stated she could share on the 3 Tahitian Village Facebook groups and bring any

materials collected at river clean up events to the quarterly Clean Sweep events for landfilling. Stacy Savage mentioned connecting with Community Gardens and the Bastrop Chamber of Commerce.

Miriam Mustelier suggested connecting with the local Boy Scouts troop.

Jo Egitto stated there were service project hours needed for a local school group.

Crystel Key stated that birding groups could be a good connection.

Jan Schwindt asked meeting attendees to contact Courtney directly with any other contact suggestions.

Courtney wrapped up by announcing a fundraiser event to increase trash pickups on the trails and river refuge and more signage to keep off of private property. There is a need for about \$3,500 to cover these items. She was also invited to give a presentation to the membership at the Annual Meeting.

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

Amanda Homesley stated that the Board needs to decide on an Election Committee. One person needs to be a Board member that is not up for election.

David Carter volunteered for the position.

The other two members needs to be property owners.

Jo Egitto raised her hand to volunteer and Christel Key also raised her hand to volunteer.

Amanda Homesley also stated they need an Election Judge. In the past they have used TV resident, Patricia Lujan.

Erika McDonald stated that per the Bylaws Committee, the Election Judge selected should be someone who doesn't reside in Tahitian Village to avoid any conflict of interest.

She would ask around and try and find someone – approach bail bonds or bank employees who are registered through the State of Texas as a public notary.

4. Discussion and possible action on light issue on Lamalooa.

Miriam Mustelier stated that her neighbors on Lamalooa have a streetlight and that it is too bright. She stated she called Bluebonnet Electric and they told her that there is nothing they can do.

Jan Schwindt suggested a shield around the light to direct the rays downward. The neighbors pay for the light and Miriam needs to speak to directly to them. Miriam stated she has been unable to reach them so far.

Amanda Homesley stated the POA can't take action over this issue because the neighbors pay for the light and it is on their property. The neighbors can call Bluebonnet to request a shield.

5. Discussion and possible action on transcribing meeting minutes.

Amanda Homesley stated she checked in to 3 different businesses for transcribing prices.

Temi was \$.25 a minute, Otter was \$12.99 monthly, and Zoom with an upgrade to the \$199 annual package since we already have Zoom. This is an additional \$50 yearly (split between the POA and ACC).

Erika McDonald made a motion to upgrade to the \$199 Zoom package. Stacy Savage seconded the motion. A vote was taken, and the motion passed unanimously.

6. Miscellaneous - Options for safer Candidate signature gathering during a pandemic

Stacy Savage is concerned with candidates running for the POA and ACC having to gather signatures in person, per the TVPOA Bylaws. We need additional options for signature gathering so people are not put into a precarious position in order to comply.

Jan Schwindt stated we need to be flexible enough to have exceptions for this election scenario where signature gathering is workable for everyone.

Michele Plummer stated she hung a clipboard on a neighbor's door for a signature and picked it up later.

Jan Schwindt stated an option could be taping the signature page to a signer's door and email them that you can pick it up at a later time.

Erika McDonald stated setting up appointments with neighbors to get signatures from the car window could work.

Jan Schwindt stated all signatures don't have to be on the same petition page and that multiple pages can be turned in with a candidate's election packet.

Erika McDonald stated there could be a situation where there is another explosion is COVID cases and a lockdown could ensue and there should be a contingency plan. What is the last date where we could get our full refund back for the reserved Annual Meeting space and will the meeting be hosted via Zoom?

Tiffany Ferguson stated she will send that information out to the board in an email.

This was a clarifying discussion and no motion or vote is needed.

Executive Session - discussion only, no motions or votes can be made during by the POA Board

The POA entered an Executive Session at 8:41 p.m.

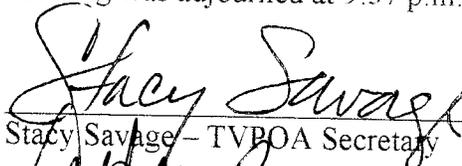
The POA reconvened in regular session at 9:35 p.m.

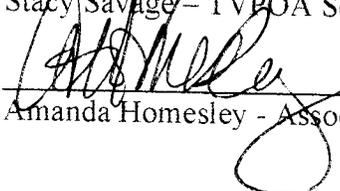
There is one motion to be made and it is:

Erika McDonald made a motion to approve the recommendation in regard to the personnel issue in conjunction with the TVACC. Mary Jo Creamer seconded the motion. A vote was taken, and the motion passed unanimously.

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

Meeting was adjourned at 9:37 p.m.


Stacy Savage - TVPOA Secretary 12.21.2020
Date


Amanda Homesley - Association Manager 12/21/2020
Date