

**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, Oct 20, 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, Diana Hugo, Dawn Henderson and Arlo Burgos

MEETING CALLED TO ORDER: Meeting was called to order at 7:03 p.m. by President Jan Schwindt.

SECRETARY'S REPORT

The minutes of the regular meeting of the Board held on September 15, 2020 were presented.

Jan Kuchel made a motion to accept the September minutes as presented. Mary Jo Creamer seconded the motion. A vote was taken, and the motion passed.

OPEN FORUM/PUBLIC COMMENT

Bruce Wilson stated he is hoping to have the special membership meeting to stay in line with the perimeters of what the Board asked the Bylaws Committee to do in remedying membership voting confidentiality issues. That is why he added some new language to Article 14 of the Bylaws. He is assuming the special meeting will be by video and in person. It was a lot of hard work and got it to the point through Article 8.

Jo Egitto stated kudos for completing the portion of the Bylaws after 6 months of work. The monthly meetings (POA, ACC, road committee, & water district) average about 20 people and won't be representative of the full membership. Now is the hard part to get feedback on the Bylaws revision from the membership and doesn't want to rush it. She hopes the Board takes that into consideration regarding voting on the new Bylaws.

Jan Schwindt stated that COVID19 does make it difficult and more hurdles to jump through. There will be an ongoing video conference option at each meeting, which will allow people to join whether we meet in person or not, to allow for continuing safety precautions.

TREASURER'S REPORT

Discussion and possible approval of September 2020 financials.

Mary Jo Creamer made a motion to accept the September 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 stated that she had spoken to Adina Lewis and Julia Cleary at Bastrop County. They discussed pushing business and public education campaigns regarding waste reduction from landfill and doing a presentation at the Commissioner's Court to demonstrate economic benefits of Zero Waste systems. They also spoke about hosting round table discussions with other elected officials across the County and how to implement recycling for all residents.

The next step is working with CAPCOG (Capital Area Council of Governments) to start reviewing opportunities for grant applications. Commissioner Hamner is getting the transfer station reopened for recycling in Precinct 1 which will spur more recycling participation through better accessibility. The conversation is expanding much farther than Tahitian Village. It is going to take a while and we will have to find the money to design and implement programs, but there is a lot of desire to move forward.

Jan Schwindt thanked Stacy Savage for all the time she has spent on this project.

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

Erika McDonald stated that the Bylaw Committee has met a few times and has worked hard to accomplish a lot, especially with lawyer David Bragg's help. There is urgency to have the Bylaws reviewed by the POA and sent out to the membership because the current version does not protect the confidentiality of the voters. There are changes throughout the document and there are still changes to be made in the future. Changes were made to Articles 1, 4, and 8 and are ready for review.

She is asking the Board to call a special meeting and set a date.

Jan Schwindt is asking that someone other than herself, Stacy, and Erika, who serve as members on both POA board and Bylaws Committee, to make that motion.

Discussion of dates of the special meeting were discussed.

Tiffany Ferguson stated the issue with voter confidentiality was with the stickers on the envelopes. Can we just fix this issue at this time?

Erika McDonald stated, I'm not sure we can make a motion that can supersede the governing documents.

Jan Schwindt agrees to that statement and it would need to go to our attorney David Bragg.

Jan Schwindt asked Bruce Wilson is there something that we can do to fix this one piece?

Bruce stated that the way things are written now also gives instructions to the Election Judge and details their responsibilities.

Jan Schwindt stated that if we get the issue corrected, can we put the band aid on and get through this election? And do the entire Bylaws next year?

Bruce Wilson stated, I would like to think there is a process the Board could do but talking to the attorney is best.

Erika McDonald stated then are we going to keep the same rules for the Election Judge? She feels the meeting is needed and do Articles 1, 4 and 8.

Stacy Savage asked for staff opinion.

Amanda Homesley stated staff will do whatever the Board decides.

Jo Egitto asked if this a procedural change vs. a policy change?

We don't know if this will be an issue for the 2021 annual meeting because if we don't have more candidates than there are open seats, then an election will not occur.

Jan Schwindt stated we will need to get with our attorney to get his opinion on this matter. Since he has been involved in this current Bylaws revision process, he will understand the Board's legal inquiry.

4. Misc.-None

NEW BUSINESS

1. Discussion and possible action on food vendor.

Tabled because person did not attend meeting.

2. Discussion and possible action on having a recovery residence.

Arlo Burgos stated he wants to manage a recovery home for people who are very serious about their own recovery. The address will be at 140 Akaloa and has maintained that home as rental property for some time. Due to COVID19, a lot of the recovery community in Austin has shut down so he is looking for area homes in Tahitian Village and east Austin.

He is looking for homes for early sobriety. It is a 3-bedroom home with maybe double beds in each room. Parking may be an issue and is looking into that. A house manager would be there with an assistant. Program (12-step sponsorship) or working towards that in a certain amount of time, funding themselves through gainful employment, being an active member of society, attendance at meetings, and being accountable. The residents of the home would be predominately male who must follow a 3-strike rule and maintaining sobriety logs. Arlo has experience with coaching and mentoring with sober homes.

Jan Schwindt asked if there is a time frame?

Arlo stated that typically its 3 months but could be up to 6 months to a year.

Jan Schwindt asked what are you asking of the POA?

Just wanted to inform you and to see if there was any kind of objections. Bylaws conflicts, or safety concerns before we move forward.

I want to represent in the right way. I want to see the members in the home serve the community by whatever way they can by volunteering and giving back.

Mary Jo Creamer asked if there is a problem and you aren't here, who would be called?

Arlo Burlos stated it would be chain of command which would be the Assistant to Manger would call him for response.

Jan Schwindt stated she believes this does need to go to our attorney.

Erika McDonald said we already have a house in Tahitian like this, but her concern is the parking at this location.

Jan Schwindt stated we appreciate him coming to the POA in advance. We will contact our attorney and get back to him with an answer.

Stacy Savage sent a message in chat asking if he was a profit or non-profit and he stated his venture is for-profit.

3. Discussion and possible action on Pines & Prairie.

Courtney Young stated since the Board is restricted on time, she would be glad to be on the November agenda. She also mentioned that she would also like to be on the Annual Meeting agenda.

4. Discussion and possible action on setting the Annual Meeting date and place of event.

Stacy Savage made a motion to set the Annual Meeting date for February 6, 2021 from 1:00pm-4:00pm at the Hampton Inn. Jan Kuchel seconded the motion. A vote was taken, and the motion passed unanimously.

5. Discussion and possible action on the Holiday Contest.

Amanda Homesley wanted to be sure that the Board wanted to continue with the Holiday Contest. 1st place gets \$100, 2nd place gets \$50, 3rd place gets \$25 and participants receive \$10 gift cards. I usually do Walmart gift cards for all gift cards. There are usually around 17 participants.

Mary Jo Creamer made a motion to continue with the Holiday Contest for 2020. David Carter seconded the motion. A vote was taken, and the motion passed unanimously.

Executive Session - discussion only, no motions or votes can be taken by the POA Board
The POA entered an Executive Session at 8:35 p.m.
The POA reconvened in regular session at 8:47 p.m.

Jan Schwindt stated there are no other motions to make and requested a motion to adjourn. 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 8:47 p.m.

[Redacted Signature]

Stacy Savage - TVPOA Secretary

11/19/2020
Date

[Redacted Signature]

Amanda Homesley - Association Manager

11/19/2020
Date