



# TAHITIAN VILLAGE

**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, September 21, 2021

**Zoom Meeting - ONLINE**

**TVPOA Board Members Present:**

Jan Schwindt, David Carter, Erika McDonald, Jan Kuchel and Mary Jo Creamer

Board Members Absent: Stacy Savage

Association Manager: Amanda Homesley

Administrative Assistant: Tiffany Ferguson

**PUBLIC PRESENT:** Michele Anderson, Greg Stigall, Margaret Zambrano, Ron Whipple, and Joseph Clemmons

**MEETING CALLED TO ORDER:** Meeting was called to order at 7:01 p.m. by President, Jan Schwindt.

Jan Schwindt announced the meeting was being recorded for accuracy of meeting minutes and that the POA is going to make a change to the meeting order going forward. All business will be conducted first, then public comments will be allowed.

## **SECRETARY'S REPORT**

The minutes of the regular meeting of the Board, held on August 17, 2021 were presented.

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

Jan Schwindt noted that POA Secretary, Stacy Savage, was absent due to family business, but a quorum was present.

## **TREASURER'S REPORT**

Discussion and possible approval of July 2021 financials.

Erika McDonald stated the POA had a good month. The ACC reimbursed the POA for 2 months' worth of expenses in July resulting in POA net income of \$18,678.12 for the month.

**Mary Jo Creamer made a motion to accept the July financials. David Carter seconded the motion. A vote was taken and the motion passed unanimously.**

Discussion and possible approval of August 2021 financials.

Erika McDonald stated the POA had another good month of revenue. Clean Sweep was an expense at \$3,645.39. Net income was \$8,421.89 for the month.

**Mary Jo Creamer made a motion to accept the August financials. David Carter 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

Permits issued for July 2021:

- 10 new homes
- 10 fences
- 6 decks
- 5 sheds
- 1 retaining wall

Touring violation report showing a total of 19 letters delivered to residents:

- 1<sup>st</sup> letters sent out were 18
- 2<sup>nd</sup> letters sent out were 0
- 3<sup>rd</sup> letters sent out were 1
- Tiffany toured 8 hours during the month for a total of 91 miles.

**2. Discussion and possible action on Bylaws and Election Committees and processes.**

Erika McDonald stated that the postcards have been delivered inviting the membership to the Special Meeting to vote on the newly revised Bylaws. The Committees have completed their duties in implementing feedback received from the public forums held in August and September. POA attorney, David Bragg, has provided the final review on these new Bylaws recommendations. The most updated documents are posted on the POA website where neighbors can compare the 2016 Bylaws to the 2021 version that has been drafted, but not yet approved. The Special Meeting to approve these new Bylaws will be held on October 9th at 1:00PM on Zoom.

**3. Discussion and possible action on Tahitian Village beautification project.**

Jan Kuchel stated that Pines & Prairie Trust has had some turnover with their employees and it is too hot right now to move forward with any projects. Nothing new to report at this time.

### **NEW BUSINESS**

**1. Discussion and possible action on revising the monthly meeting agenda structure.**


**Erika McDonald made a motion to move the public comment period to after New Business, but before Executive Session. Jan Kuchel seconded the motion. A vote was taken and the motion passed unanimously.**



### **PUBLIC COMMENT PERIOD**

No public comment.

**Erika McDonald made a motion to adjourn. Jan Kuchel seconded the motion. A vote was taken and the motion passed unanimously.**

Meeting was adjourned at 7:18 p.m.

 \_\_\_\_\_ 10/21/21 \_\_\_\_\_  
Stacy Savage - TVPOA Secretary Date

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Amanda Homesley - Association Manager Date