



TAHITIAN VILLAGE

**TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION
P.O. BOX 636, BASTROP, TEXAS 78602, (512) 321-1145
TVPOA ANNUAL BOARD MEETING MINUTES**

The Annual board meeting of the Board of Directors of the Tahitian Village Property Owners' Association – 1:00 P.M., Saturday, January 27, 2024

TVPOA Board Members Present:

Charles Brading, Ruth Bullock, Daniel Zimmer, David Carter, Charles Brown and Mac Simpson

Board members absent: None

Association Manager: Amanda Homesley

PUBLIC PRESENT: Michele Plummer, Greg & Sandy Stigall, Dominica McGinnis, Russ Fallon, Kathryn Zimmer, Sergio & Nga Marquez, Jo Egitto, Frank Rainosek, Maurice Cook, Josh Gill, Robert Williams, Roney & Tony & Tina Terry, Ed Willis, Susan Magdall, Luke Thompson, Les Garrison, James & Susan Reeder, Bruce Looman, Ken Bench, Ned Euwer, DJ Schneider, Sam Castro, Renee Shipp, John Creamer, Lorenzo McQueen, Ismael Cavazos

MEETING CALLED TO ORDER: Meeting was called to order at 1:04 p.m. by President-Charles Brading. I would like to introduce the current POA and ACC members.

ACC members, President-Greg Stigall, Vice President-Aaron Sanford, Secretary-Eddy Plummer, Treasurer-Randy Hudgins, and Director-Kat Smith.

POA members, Director- Mac Simpson, Director-Charles Brown, Secretary-David Carter, Treasurer-Daniel Zimmer, Vice President-Ruth Bullock and I am your President, Charles Brading.

2023 Financial Report-Daniel Zimmer

Daniel Zimmer gave a report for 2023 financials.

We are going to be doing the 2022 and 2023 financial review simultaneously.

2023 Annual Budget-Daniel Zimmer

Daniel Zimmer discussed the 2023 approved budget.

We have over \$900k in liquidity. I would like to see us find ways to use that money that would benefit Tahitian Village.

Charles Brading stated that before we get to the speakers, I wanted to go over the things the POA was pleased to bring you which was the following: Clean Sweep which is done every 3 months where you bring your materials and trash. I appreciate all of you that have volunteered and have helped with that. The 4th of July event that was put on by the Friends of Tahitian. The National Night out which hasn't

been done in a while, a shred day and the Holiday Contest that we do every year. For donations we made the following:

Bastrop ESD	\$5,000.00
Pines & Prairie	\$5,000.00
Bastrop Food Pantry	\$2,500.00
100 Club	\$2,500.00
Restoration Ranch	\$2,000.00
CASA	\$1,000.00
CAC	\$1,000.00
Family Crisis Center	\$1,000.00
Friends of the Library	\$500.00
Bastrop Animal Shelter	\$500.00
Save an Angel	\$500.00

We try to take the money and be good stewards. If you have ideas, please send them to us. We want to work with you. We want our community to grow and try to have our donations go to non-profits that will help our neighborhood. With that said, I welcome our County Commissioner, Mel Hamner.

County Commissioner Mel Hamner (MH) stated we are working closely with the Road District. They MH stated that 8 miles was done with the Road District this year. We are currently on a program of opening up roads in Units 4 and 5 as firebreaks which will give the fire department more time to fight fires if they are down in that location. Hopefully it will slow it down and give them room to get in there. It will also give the Road District the ability to use the platted roads to create these firebreaks. By June if you own a piece of property in Tahitian, you will be able to see the property. That is a new concept. Some of you would like to chew me up about Lovers Lane because it was a debacle. It was created by the astroturf that the school district put in. The crew will be out on Monday to address the edges of that. In the meantime, the school district is pumping that water into a 4x4 culvert. We are going to temporarily fix it until April. Then we are going to come in conjunction with the City and tear the entire road up to 9 inches deep, with soil stabilizer, 3 inch seal coat, with another 1 ½ width on top of that. That will hopefully give you a road that will last up to 10 years without difficulties. It is coming and we will notify you. I negotiated with the City that they will have traffic control and we will do the roads. I will take questions at this time.

Ruth Bullock asked when you start on Monday what time from what time?

MH stated I don't think they will be there before 8 and they should be out there until 4:00. We will get our constable out there.

MH stated come April, we will start one lane at a time. So, you may want to go out the other side.

Ruth Bullock asked if there is one Facebook page to get this information? Do the commissioners have one? Do any of the Commissioners who are running have a page?

MH stated no, not unless they pay for it because it is a private page. It is not paid for by the County.

Gwen Winter stated we have more traffic on Tahitian and Kaanapali. There are so many holes on these roads. I personally have a husband who is not well, and it is hard on him.

MH stated it is an aggravation for all of us. We are run by Texas codes and our hands are tied a lot of the time. We have 4 house bills that died at the Senate.

Charles Brading stated this is Mel's last year and we thank you for your service.

MH stated I promised I will still be working with the Committees and the State to give us what we need

to help us protect our properties.

Charles Brading introduced Amanda Homesley, the office staff. She is the front of the POA, and she works with Pam Ferguson and we appreciate all the work that you do. With that said, we have Chief Gil.

ESD #2 Chief Josh Gil (JG)

JG stated I am the Fire Chief for Bastrop County ESD2. We cover 200 square miles and all Tahitian Village outside of the city limits which is the majority of Tahitian. We just closed on the fire station in Tahitian Village. The demolition will start next week, and it will take 6 months to complete. We will have 3 new firetrucks and 9 full time firefighters there. We have invested \$2.5 million in that fire station. We have just hired our 25th employee. One of which is a risk production officer. He will start on February 12th. He will be doing field reduction and home assessments for a wildfire score. What that means is that we will show you what needs to be done to reduce the wildfire risks. If you are not financially or physically able to do the work, then hopefully we can set up a plan or program to assist those. This will be our 4th fire station. I will answer any questions that you have.

Russ Fallon asked when you talk about fire mitigation are you going to be contacting the homeowners? JG stated once they start the program, they will be contacting us. We will make a list and come to your property.

Russ Fallon asked is there anything in the works that could be done towards that because I think we are going to be at a higher risk.

JG stated it is a dangerous issue here in Tahitian especially with a lot of people that have never even seen their lot. We are working on creating a fire code for our district which would include the subdivision of Tahitian Village. We would have to hire a fire marshal to enforce that fire code. It is a major cost, who and how is it going to be paid for.

Dominica McGinnis asked are any of the firefighters certified?

JG stated that all of the firefighters are EMT and fire certified.

Butch Carmack asked how many are going to be staffed every day?

JG answered 3 every day. They work 48 hours on and 96 hours off.

Butch Carmack stated that there are people up there making campfires and that is a big concern.

JG stated that is Unit 6 and that is City. (a lot of this conversation is inaudible)

Sheriff Maurice Cook (SMC)

I have attended this meeting for 7 years. This is not a bashful group as you all speak up. The budget provides \$24 million each year. We have about 230 employees. Communications is now under the Sheriff's Office, which is good news. We have a special operations division made up of 12-15 people, a criminal investigation division and a patrol division with 50 deputies. If there is an issue, we can send people there for a short period of time but not long because we have around 6 at one time. We try and have 9 during specific times. We usually run 300 prisoners at the jail.

Last year we got concerned about it being so dry, so the chief and I got together.

During a fire ban and someone was caught, we issued a ticket if anyone was burning. If there was a fire ban and a red flag day, then you would be arrested. In the future, we will start that.

I would like Robert to come up and speak, he is the point of contact for crime prevention.

Robert Williams (RW) The speed limit in the County is 30 mph and 30 mph is fast on hills and curves. The people that complain of speed also speed. Before posting about it on social media, please contact us. Susan Magall stated that one of the things that has been problematic is the construction vehicles on

Tahitian Village and there is nowhere for them to go. Some trucks are dropping off and you can't go around them and you are trying to figure out what to do. So, is that obstruction of traffic?
RW stated if they are facing the flow of traffic, then it is legal. We are aware of the traffic issue. Again, before you post on social media, please contact us and let us know.
Starting on Feb 20th we will be starting classes for 6 weeks for the Citizens Academy. There are 20 spots available.
Kat Smith asked if he could send that information to Amanda so we could send it out via email to everyone.
RW stated absolutely.
SMC stated we have put items on Facebook, but we are putting more on now because we hired a social media person. It is needed as social media has so much impact on our lives.
RW stated I also encourage you to let anyone know that is 18 years old and up that needs a job that we are hiring at the jail. It is a different environment, but it isn't a bad job. The starting pay is \$53k a year will full benefits. Right now, we are sending the jailers to the Academy. We are trying to recruit some of the graduating seniors. We are always looking for people.
SMC stated we recruit from all over.

BCWCID#2 General Manager, Paul Hightower

TVPOA President, Charles Brading stated that Mr. Hightower let us know that he woke up feeling ill today but sent us a message. If you are not familiar with the Water District, they play a big part of Tahitian Village. They not only supply water and sewer (in some parts) they have part of the roads in Tahitian. The Water District has been working with Mr. Hamner to get some of the roads transferred to the County. Once they are all transferred, we will no longer have a road fee which will be a wonderful thing.

Paul's message: They have done a lot of work that included several upgrades to the water systems this year and more scheduled for this year. They are also in the process of a new water well, storage tank, and elevated tower of some kind.

Charles Brading also stated that last year that Mr. Hamer, Mr. Hightower and the POA did an interlocal agreement to provide a better grass cutting in the neighborhood. A thank you to them.

NEW BUSINESS

Charles Brading stated that this is the last meeting for Baby Ruth, my Vice President, and I am going to miss her. We thank you for your service.

We have Mary Jo Creamer coming on. She has been on before and we look forward to seeing her back on the Board again.

PUBLIC COMMENT

Russ Fallon asked if we have reserves here?

Dann Zimmer stated we don't have designated cash reserves accounts. We have significant cash mostly invested in CD's.

Russ Fallon asked to do know what our balances are?

Dann Zimmer stated \$878k. We have transfer fees that we try to maintain to have cash on hand.

Everything else gets invested.

Russ Fallon so this is all protected FDIC? Are these targeted for programs or are there plans to utilize this?

Dann Zimmer stated yes they are protected.

