

# **TAHITIAN VILLAGE ARCHITECTURAL CONTROL COMMITTEE**

P.O. BOX 636, BASTROP, TEXAS 78602, (512) 321-1145

## **MINUTES**

The regular board meeting of the Tahitian Village Architectural Control Committee

**5:30 PM, Monday, August 5, 2019**

120 Corporate Drive, Bastrop, Texas 78602

Present Board Member(s): Randy McDonald, Pierre Wilson, Amanda Craig, Mary Jo Creamer

Board Member(s) absent: Joe Schwindt

Association Manager: Amanda Homesley

Administrative Assistant: Tiffany Ferguson

**Time Meeting Called to Order:** 5:30 p.m. by President, Randy McDonald

**Public Present:** Scott Ferguson, Jo Egitto, Gwen Winter, Greg Stigall, Brad Craig, Cindy & Geoff Lee, Emilia Montalvo, Iraj Emami, David Zimmerman Maxine and Mr. Davenport and Jan Kuchel

### **Secretary's Report:**

**Pierre Wilson made a motion to accept the July 1, 2019 meeting minutes. Mary Jo Creamer seconded the motion. A vote was taken, and the motion passed unanimously.**

### **Open Forum/Public Comment:**

Jo Egitto @ Mamalu wanted to inform the Committee that she was concerned about a current build that is going on at 3 lot and Mamalu. She stated that part of the easement on Mamalu and 3 lot road was regraded, and that the safety stake reflectors had been damaged and is laying in the right of way and thinks this is a safety hazard. She wants the builders to be respectful. In this specific build the drainage was "cut" several times.

Mary Jo Creamer asked that the staff reach out to the County to check on the status of the reflectors.

Randy McDonald asked Jo Egitto, just to be sure, exactly what are your questions?

Jo Egitto, asked: why is this okay, for the builder to create their own drainage, the ROW that is owned by the Water District was also scraped.

Pierre Wilson asked when signs are down who is supposed to be contacted?

Amanda Homesley stated to contact the office and they will locate the correct entity.

Gwen Winter @ Pahoiki stated that her road had been completed today and they did a great job!

### **Treasurer's Report:**

1. June financial report

**Mary Jo Creamer made a motion to accept June financials as presented. Amanda Craig seconded the motion. A vote was taken, and the motion passed unanimously.**

## **New Business:**

1. Review and possible approval of permit applications.  
None

2. Discussion on ACC reporting format.

Randy McDonald is suggesting that we remove all information regarding after the fire counts because he sees that information as a negative and wants to move past that.

Mary Jo Creamer stated what is the harm in it? She sees it as a positive.

Maxine Davenport @ Manawianui stated she has lots here because she did loose her house in the fire but sees this information as a positive. She sees it as enormous progress and loves to see that information. Amanda Craig stated she would like to keep this information. It is a reminder that there is still a lot to learn from that time.

3. Discussion and possible action on reviewing the POA guidelines.

Jan Kuchel stated at the last POA meeting, it was mentioned that the POA would like to review the guidelines that the ACC is currently working on.

Amanda Craig stated the ACC had discussed this and it was a consensus that the POA Board would be able to review it at the same time it went to the attorney.

Randy McDonald ask Jan Kuchel how long do they think they will need to review the guidelines?

Jan Kuchel stated if they had it from one meeting to the next meeting.

4. Discussion and possible action on builder invoice for Ronnie McCree.  
Did not discuss as builder did not show.
5. Discussion and possible action on builder invoice for Alessandra Dilozenza.  
Tabled to September meeting.
6. Discussion and possible action on builder invoice for Iraj Emami.

Amanda Homesley stated that Iraj Emami was invoiced for \$4,0000 for building the wrong elevations as to what was approved. Iraj Emami, the homebuilder stated that he did submit the correct site plan but the wrong elevations were sent due to a clerical error.

Mary Jo Creamer made a motion to void the fine because the ACC should have caught the elevation and site plan discrepancy.

Pierre Wilson made a motion to split the difference to \$2,000.00.

Mr. Davenport @ Manawianui stated what was the \$4000 invoice for?

Amanda Homesley stated that in 2017 that all builders received a letter about elevation changes and those that did not comply with each elevation side would be charged \$1000 per side.

Mr. Davenport stated that seems a little excessive.

Amanda Craig asked if this occurred in Austin, what would happen?

Iraj Emami stated that if there is any change in a plan, they would red tag it. There is also 3<sup>rd</sup> party inspectors and would spend up to \$22k just for inspectors alone. That's why he doesn't build too many homes in Austin because its much more expensive.

Amanda Craig stated she will second Pierre's motion but decrease the fine to \$1000.00

Randy McDonald stated that this issue would be taken into Executive Session to discuss.

7. Discussion and possible action on denied permit for David Zimmerman.

David Zimmerman came to talk to the ACC about a trash storage structure that he built that the ACC denied to see if they would reconsider. He stated that a dog in the neighborhood keeps getting in his trash and that is his way of keeping the dog from scattering the trash all over the place.

Amanda Craig asked if it in the easement? Mr. Zimmerman stated that it was not.

Pierre Wilson asked how far back from the property line is it? Mr. Zimmerman stated probably 10 ft.

Randy McDonald stated that the dog is the problem and it needs to be dealt with. Call the sheriff and lets take care of the issue.

Randy McDonald then stated that the Committee would be taking this to Executive Session to discuss.

The ACC entered an Executive Session at 6:21 pm

**Executive Session:**

The ACC reconvened in regular session at 6:44 pm.

**Mary Jo Creamer made a motion to reduce the fine to \$500 for Iraj Emami. Amanda Craig seconded the motion. A vote was taken with Mary Jo Creamer and Amanda Craig voting yes and Pierre Wilson voting no.**

**The Committee also agreed to take the trash structure issue to our attorney to get clarification on that issue.**

There being no further business,

**Amanda Craig made a motion to adjourn. Pierre Wilson seconded the motion. A vote was taken and the motion passed unanimously.**

Meeting was adjourned at 6:46 p.m.

[Redacted Signature]

9/9/19

Amanda Craig, TVACC Secretary,

Date

[Redacted Signature]

9/9/19

Amanda Homesley, Association Manager

Date