

**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, May 4, 2020**

120 Corporate Drive, Bastrop, Texas 78602

**MEETING VIA ZOOM**

Present Board Member(s): Randy McDonald, Joe Schwindt, Marty Burnett,  
and Pierre Wilson

Board Member(s) absent: Amanda Craig

Association Manager: Amanda Homesley

Administrative Assistant: Tiffany Ferguson

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

**Public Present:** Jo Egitto, Scott Ferguson, Greg Stigall, Jan Schwindt, Zach Meyers, David Carter, Mary Jo Creamer, John Creamer, Claudette, Courtney Kellogg, Laura Merritt, Michele Plummer and James Beck

**Secretary's Report:**

**Joe Schwindt made a motion to accept the March 2, 2020 meeting minutes. Marty Burnett seconded the motion. A vote was taken, and the motion passed unanimously.**

**Open Forum/Public Comment:**

Laura purchased a property with 4 lots, 2 in Tahitian and 2 in Pine Forest. She is questioning how to do the Clearing process.

Amanda Homesley stated to go to County first then come to us with that permit along with a deed to get a permit.

**Treasurer's Report:**

1. February financial report

**Joe Schwindt made a motion to accept February financials as presented. Pierre Wilson seconded the motion. A vote was taken, and the motion passed unanimously.**

2. March financial report

**Joe Schwindt made a motion to accept March financials as presented. Pierre Wilson seconded the motion. A vote was taken, and the motion passed unanimously.**

**Unfinished Business:**

1. Misc: Update on records retention  
Nothing currently being done because of the COVID-19.

## New Business:

1. Review and possible approval of permit applications.  
None
2. Discussion and possible action on a builder disputing 4 invoices.  
Zach Meyers went over 4 invoices that he received on elevation changes.  
He stated the plans state right side/left side elevation which is flipped to what we read but the houses are identical, and it cost him thousands of dollars.  
Marty Burnett asked if he were at the street looking at the house, left is left, and right is right. It sounds like it is a breakdown of communication.  
His next question was a fine based on him changing the exterior material.  
He then questioned a fine he received with no backup documentation.  
Amanda Homesley stated she felt that as a builder, they should have the plans and could pull their plans to see what the differences are. Yes, it was a flipped right side/left side elevation and a front side elevation for exterior change.  
Zach then discussed an early pour fine he received and asked what is too early according to your policy?  
Randy asked how early is too early, Amanda? Amanda stated anything earlier than 6:15 is what she was told?  
Zach stated concrete pours is exempt according to the guidelines.  
Laura stated it on page 19, Sec 26.1 in the guidelines and it reads ....there is an exception for foundation slabs.  
Randy stated this will be discussed in Executive Session.
2. Discussion and possible action on gardens in the front yard.  
Courtney Kellogg wants to advocate to start front yard garden enclosures.  
She wants to start a discussion on this and how to start the process for the future.  
Amanda Homesley stated we could work this into the next set of guidelines.  
David Carter stated there is not much that will keep the deer out of the gardens.
3. Discussion and possible action on a drainage issue on Tahitian Dr.  
347 and 355 Tahitian Dr. has some drainage issues because these two new homes do not have culverts.  
The County thinks the homes need to add vegetation and this will help the drainage.  
One of the builders sold the house and stated it is now the new owner's responsibility.  
Randy stated this issue will be discussed in Executive Session.
4. Discussion and possible action on application cut off times.  
Randy stated this will be discussed in Executive Session.

The ACC entered an Executive Session at 6:21 pm

**Executive Session:**

The ACC reconvened in regular session at 7:04 pm.

**Pierre Wilson made a motion that all fines stand for Dart Frog. Marty Burnett seconded the motion. A vote was taken and the motion passed unanimously.**

There being no further business,

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

Meeting was adjourned at 7:05 p.m.

  
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Amanda Craig, TVACC Secretary      6/11/2020  
Date

  
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Amanda Homesley, Association Manager      5/4/2020  
Date