

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, March 1, 2020

120 Corporate Drive, Bastrop, Texas 78602

MEETING VIA ZOOM

Present Board Member(s): Randy McDonald, Marty Burnett, Pierre Wilson and Greg Stigall

Board Member(s) absent: Aaron Sanford

Association Manager: Amanda Homesley

Administrative Assistant: Tiffany Ferguson

Time Meeting Called to Order: 5:36 p.m. by President, Randy McDonald

Public Present: Jo Egitto, Mary Jo & John Creamer, Mike Taylor, Scott Ferguson, Jordan Ryan, David Carter, Mike Sebben, Jacob Stauffer, Jody Schwarck, Laurie Logan, Robert Wallenhorst, John Prince, David Bragg, Casey Genorese, Anthony Chapa, Kathy Menegay, Abram Barker, and Diana Hugo

Executive Session

The ACC reconvened in regular session at 5:40 p.m.

Greg Stigall made a motion to nominate Randy McDonald as the President. Martha Burnett seconded the motion. The motion passed unanimously.

Pierre Wilson made a motion to nominate Martha Burnett as the Vice President. Greg Stigall seconded the motion. The motion passed unanimously.

Martha Burnett made a motion to nominate Pierre Wilson as the Treasurer. Greg Stigall seconded the motion. The motion passed unanimously.

Pierre Wilson made a motion to nominate Greg Stigall as the Secretary. Martha Burnett seconded the motion. The motion passed unanimously.

Secretary's Report for February 1, 2021:

Marty Burnett made a motion to accept the February 1, 2021 meeting minutes. Randy McDonald seconded the motion. A vote was taken; 2 yes and 1 abstained, vote passed.

Open Forum/Public Comment:

Treasurer's Report:

1. January financial reports

Pierre Wilson made a motion to accept January financials as presented. Greg Stigall seconded the motion. A vote was taken, and the motion passed unanimously.

Unfinished Business:

1. Discussion on Dollar General.

Jacob Stauffer stated based upon the 2200 sq ft limitation, you denied our application. We wanted to see if we could work this out. We own 4 lots on Industry and Tahitian so combined we have 8800 sq ft so we don't miss this by far. We are trying to get approved for a 9000 sq ft building. We will be next to other commercial buildings such as Walgreens and 10 buildings that are over 2200 sq ft. I have built over 1000 Dollar General stores and this is the nicest one by far.

I wanted to see what we could do to work this out and continue discussion to see if there is middle ground.

Randy McDonald stated, I think we are. It is definitely against our new guidelines and the other biggest issue is traffic. Traffic will be a problem.

The aren't going to allow us to put another light there.

Jacob Stauffer stated that we are open to funding a traffic light and my goal is to be as good as a neighbor as I can be.

Pierre Wilson stated that the problem is the people leaving the store not going to it.

Comments in chat on the Zoom call: Sq ft and cutting of the trees is an issue.

Residents were polled.

A Dollar General is not wanted in the subdivision.

No left turn off of Industry could be helpful.

No matter what the design, it is not wanted here.

Randy McDonald stated we will get back to him after we get back with our attorney.

New Business:

1. Discussion and possible action on drainage plans.

Abram Barker came to discuss the new FEMA flood maps that came out. There are no new major changes in Tahitian Village area from what he can see. He is recommending that some of these lots that are in the floodway get looked into for a buy out program since there is little that these lots are good for. He advises we speak with County Commissioner and attempt to get a grant for a buy out program on these lots.

Floodways/Floodplains have changed over time and the accuracy over the data has improved over the years.

Maps are available on the County website.

Flood insurance will be based on location.

Randy McDonald asked, is anyone trying to get a buyout at this time from the County?

Abram Barker answered, the initial request has to come from you all.

I also wanted to touch on the subject of the drainage plans.

Since there are so many erosion and drainage issues, we have recognized that you all have a requirement to provide a drainage plan. During this process, we asked residents to contact you all. If we feel that something is suspect, we will contact you. The problem is people don't come to you until they have a permit from us. I am hoping to get an approval from you all before I issue them a permit. I am trying to close a gap in case there is one.

Amanda Homesley stated she believes this issue needs to be discussed at length and recommends that Abram and the Committee gets together at a different time.

Abram Barker stated that was fine.

Amanda Homesley stated she would reach out to him tomorrow to set up something.

2. Discussion and possible action on the building of the tri-plex at 158 Koloiki.

Mike Taylor stated a lot of this is after the fact. My topic is the triplex that has been built across the street from him. The first issue I have is parking and it is a safety issue. The garages are too small and there is limited on parking. Sight distance is bad, and it is coming up a hill. I anticipate 9-10 cars at this complex. The next issue is drainage. I don't think there was a type of drainage design. They cut the property right at the property line and used all the dirt. Third problem is trash potential problem. Where are they going to store trash and containers? Does this lot allow multi-families? Who is responsible for the damage to the street? I want to know how this got approved to begin with.

Randy McDonald stated we have been at the is location many, many times. Our new guidelines now state nothing bigger than a duplex. And for every bedroom you have to have off street parking. The parking on the street is a police matter.

Mike Taylor stated, I pay for 4 lots.

Randy McDonald stated, I hate to say this, but this is a BCWCID#2 issue. We have nothing to do with the roads. We now require drainage plans now and the new multi homes will require an area for trash cans.

Amanda Homesley stated all homeowners have to abide by the deed restrictions. Trash is in a deed restriction issue. Also, you are on a county road. If you have an issue about your road, call your County Commissioner.

Marty Burnett stated I understand your concerns but most of them have been covered in the new guidelines now.

Randy McDonald, are you aware of what is going on because of the stricter guidelines?

Mike Taylor, answered, no.

Randy McDonald, stated, we are in a lawsuit because of it.

Mike Taylor, stated, are these lots in multi-family lots?

Yes, they are. If you would email the office, she will send you the maps of the multi-family areas.

Mike Taylor asked what the sq ft is on the triplex?

Randy McDonald stated per the old guidelines they would have to be at least 1,000 per unit.

Comment in Zoom chat: Jo Egitto stated whoever approved this application on the triplex and feels the need to resign and its not their skillset please do so. I know we have new guidelines but we are where we are and these people still live on these streets.

Marty Burnett stated did you hear the discussion and these rules have changed?

Jo Egitto stated, sure did, I don't think a collective decision was made.

Could there have been more discussion on why certain things were done? About parking, drainage, etc....

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 6:59 p.m.


Greg Stigall, TVACC Secretary

04/09/2021
Date


Amanda Homesley, Association Manager

4/9/2021
Date