

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, November 1, 2021

120 Corporate Drive, Bastrop, Texas 78602

MEETING VIA ZOOM

Present Board Member(s): Greg Stigall, Aaron Sanford, and Michele Anderson

Board Member(s) absent: None

Association Manager: Amanda Homesley

Administrative Assistant: Tiffany Ferguson

Time Meeting Called to Order: 5:30 p.m. by President, Greg Stigall

Greg Stigall stated that these minutes are being recorded for up to 4 weeks to accurately transcribe meeting minutes and will be deleted with a 4-week time period.

Public Present: Kris Cook, Michele Plummer, Sandy Stigall, Jan Schwindt, Tina Terry, Jessica Zamora, Robert Henderson, Ronald Whipple, Chris Sievert, Jackie Luna, James Beck, Jan Kuchel, TJ Dixon, James Beck, Jody Schwarck, Jo Egitto, Diana Hugo, Rachel Duer, Stacy Savage, Erika McDonald, Kaletra Speed, Melody Rainwater, Courtney Kellogg, Lynda Horton,

Secretary's Report for September 2021:

Michele Anderson made a motion to accept the September 13, 2021, meeting minutes. Greg Stigall seconded the motion. A vote was taken, and the motion passed unanimously.

Open Forum/Public Comment:

Treasurer's Report:

1. August Financials
2. September Financials

Greg Stigall stated that financials would be tabled until next month because there is still work to be done on them.

3. Discussion and possible action on signatories at bank.

Greg stated he was the only one on the accounts and would like to add Michele on all accounts.

Aaron Sanford made a motion to add Michele Anderson on all bank accounts. Greg Stigall seconded the motion. A vote was taken, and the motion passed unanimously.

4. Discussion and possible action on moving expired CD money.

Greg Stigall stated to table to next month.

Amanda Homesley stated that one motion had been previously made but since another has expired maybe do the two together on next months agenda.

Unfinished Business:

1. Discussion and possible action on County permitting rules.

Greg Stigall stated that the County had asked if we would send everyone to them before permitting them to get a permit with them. We had a discussion with Abram at the County who is no longer there. I am not sure I am ready to take it that far and would like to leave it like we have which is if a lot is in the floodplain/floodway then we send them to County first. I talked to County and if everyone is going to them there is a \$45 charge just to find out if they need a permit from the County. I don't know if I want to burden the residents with that.

Michele Anderson stated what is required is that they residents go to County to see if a permit is needed but the fee is very small in comparison to the misdemeanor fine they could receive which is \$500 a day, each day they are in violation. It is in the best interest for the membership for them to do this to see if its required.

Brandon Beck stated I have combed through the requirements and there is no requirement besides single family residences in the code or doctrine other than only if they are in the floodway/floodplain areas.

Michele Andersson states it's actually in a commission court order.

Brandon Beck stated, no, it is not. That is just for floodway/floodplain areas.

Michele Anderson stated Mr. Pugh at County has weighed in and may need to invite him back to clarify.

Brandon Beck stated that it has to be written down and it is not written anywhere.

Aaron Sanford stated that Mr. Pugh also stated it was a request not a requirement in an email.

Greg Stigall asked Amanda, do you send residents if they are in floodway/floodway to County?

Amanda Homesley stated yes, since Abram suggested that.

Aaron Sanford asked if we should make a motion on this.

Greg Stigall stated if you want.

Aaron Sanford made a motion to keep the permitting process the same. Greg Stigall seconded the motion. A vote was taken, Aaron voted yes, Greg voted yes and no vote from Michele Anderson. Motion passed.

Chat

Jackie Luna: her phone froze and wants to have a discussion and also WFO Drag trucks

Jackie Luna wants to discuss the issue that everyone is discussing in the neighborhood, the Halloween decorations and how Michele went upon herself to slander someone's business. Don't you all have a code of conduct that she is supposed to be following and leading by example which is no different than the other person that was removed about a Trump flag?

Greg Stigall stated those involved were acting on there first amendment rights and were not conducting Tahitian Village business and that the business was outside of Tahitian Village and that they saw no action was needed.

Jackie Luna so you're saying the members can act like fools even though they have a code of conduct to follow?

Greg Stigall stated it was outside of Tahitian Village and that's all we can say on that.

Chris Sievert stated I don't think yall can consider looking over this. I have been here. I want somebody's ass. I am not cool with this. We have people that can go around and do what they want, that aint right. Small business, tagging them. We are going to better up.

Greg Stigall stated we are going to have to mute you because you are using foul language.

Anything not pertaining to Tahitian Village will need to be taken to the correct entities.

Chris Sievert stated is this not Tahitian Village?

Greg Stigall stated that this was outside our jurisdiction.

Jan Schwindt stated I am the president of the TVPOA I wanted to recognize POA/ACC that we have no jurisdiction over the Halloween decorations. We would have investigated it and the facts/law. We have no jurisdiction because it was outside of Tahitian Village. Since it was not in Tahitian Village or apart of our CCR's, we could not enforce. When not working on Tahitian Village business, no individual member of POA/ACC speaks for the organization. They were not engaged in business or on TV property. Therefore, the code of conduct does not apply here.

Chat: TJ Dixon

TJ Dixon disagrees with Jan's position and would like to make a comment. I would be rather appalled if members would make a racist post on Facebook. They would be censored by the Board, correct? It would reflect bad on the neighborhood. The lack of accountability is rather appalling. I am really disappointed to see that you aren't correcting this behavior. If this was a resident, its on you. If you are on a board, you are representing a board as a whole.

Chat: Kris Cook:

Code of conduct says business and personally harmful or viewed unfavorable to the public!!!!

Jessica Zamora stated that we all have a first amendment right and Chris Sievert has a right to hang whatever he wants. That first amendment right is also the right for the members.

There has been a lot of accusations to racism and on me for being a racist.

I am not a racist. I am a minority.

We need to all get along. Stop calling people, Karen's, sexual predators, etc.

Aaron Sanford asked was Randy McDonald granted his first amendment right?

New Business:

1. Discussion and possible action on removing the 2017 letter to builders from website.
Michele Anderson stated this is outdated and wants it removed/archived from website.
Amanda Homesley stated we can't update it but can archive it because the newest one is in the new guidelines.

Courtney Kellogg wanted to speak on the Halloween display.

In regard to the members code of conduct. She doesn't think it was professional conduct.

Greg Stigall stated we already spoke to that. We are going to move on.

2. Discussion and possible action on Committee/office staff having emails addresses under tahitianvillage.org.
Tabled

3. Discussion and possible action on POA/ACC having accessible ShareFile drive with staff.
Tabled
4. Discussion and possible action on filling all ACC positions per deed restrictions.
Greg Stigall stated since we are so close to elections, and they have been announced we will consider this as being answered.
5. Discussion and possible action on clarifying ACC appointments/temporary or fulfill term.
Michele Anderson stated clarification has been received and her term needs to be updated on the website.

Chat: Kris Cook asked how many emails were received to be removed to remove Michele Anderson?

Tiffany Ferguson stated: 14 emails and 4 were residents

Amanda Homesley stated that 4 that were verified as residents

6. Discussion and possible action on review of discrimination policy.
Tabled
7. Discussion and possible action on policy regarding communication between POA/ACC and attorney Mr. Bragg.
Michele Anderson stated we briefly touched on this, and we are working on a way to improve on communication to ensure we are all in the loop as much as we can be.
8. Discussion and possible action on charging for individual permits.
Michele Anderson wants clarification on this. If a member has a permit and has multiple things should this be broken out for more than one permit?
Amanda Homesley stated since this is in our newest guidelines, we can update this in the revision for the newer guidelines. In our current guidelines, the intent was for builders to amend for a one-time fee.
For a resident we have allowed them to add what they wanted to within that 6-month time period.
Michele Anderson asked how are we determining the time period?
Amanda Homesley stated they have a total of 6 months. We can always change it in the new guidelines we are working on.
Tiffany Ferguson asked would you like for me to write that down as a possible change for the revision?
Greg Stigall stated yes.
Greg Stigall asked for Aaron's opinion.
Aaron Sanford stated he likes it the way it is to allow residents to lump everything together.
9. Discussion and possible action on preserving trees for stated projects.
Michele Anderson stated she needs clarification on. There are lots being cleared and not preserve trees and no visual confirmation. I know my lot was cleared of a lot of trees. What are we doing to preserve trees?
Aaron Sanford stated a lot of these tracks are small lots and sadly the size of the lots is the issue.
Michele Anderson stated that there are trees that could be saved. I want to see if there is something we can do.

Brandon Beck stated we build in Tahitian, and we make a point to preserve the trees. The size and price do matter. I definitely love the trees in the neighborhood. I know you can make recommendations, but I don't think you can enforce a policy without encroaching on the property owners' rights.

Who is going to determine the proper amount of trees? Maybe a first plan of action is to reach out to the builders who clear cut.

Tiffany Ferguson stated the tree policy in place was a starting point. In the revision process we will be looking at other neighborhoods and what they have in place. There is a lot of different way to handle it and will research it.

Jan Kuchel has been here for 27 years and has post oak trees. I think if people have education they won't damage the trees. There are answers to some of these things.

Stacy Savage stated that during the ACC review that the City of Bastrop has a tree policy and maybe we can confer with it and people, so we don't have to recreate the wheel.

Chat:

Ronald Whipple: Returning to a 2-lot minimum would help

Erika McDonald: Units 1,2,4, and 5 are 1/4 of an acre and 3 is 1/2 acre and some buy more than 1 and that's how they were laid out and mapped

Jan Kuchel stated hers is 1/3 and Amanda Homesley stated hers is 1/3. It varies in some areas.

Greg Stigall stated we can't require someone to purchase more than 1

Ron Whipple stated: TV used to have a 2-lot minimum

Amanda Homesley stated I can't see that we can make someone if all lots are owned individually

Ron Whipple: We need that restriction to save our forest.

Courtney Kellogg: Previously it couldn't be done because of the drainage. You can't make somebody but could offer incentives. The Village could offer big incentives. We could pay people to keep trees.

Aaron Sanford stated it is worth looking into.

Greg Stigall stated we are going to all have to work on researching and working on this issue.

Mary Jo Creamer stated John doesn't remember there ever being a 2-lot minimum.

The ACC entered into Executive Session at 6:22 p.m.

The ACC reconvened in regular session at 6:26 p.m.

The meeting was adjourned at 6:27 p.m.

[Redacted signature]

12/8/21

Aaron Sanford, TVACC Secretary

Date

[Redacted signature]

12/8/2021

Amanda Homesley, Association Manager

Date