

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, December 6, 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 within a 4-week time period.

Public Present:

David Carter, Cindy Holt, Gilbert Zamora, Michele Plummer, Ronald Whipple, Tina Terry, Diana Hugo, Jan Schwindt, Sandy Stigall, Lin Math, David Juarez, Jessica Zamora,

Secretary's Report for November 2021:

Aaron Sanford made a motion to accept the November 1, 2021, meeting minutes. Greg Stigall seconded the motion. A vote was taken, and the motion passed unanimously.

Open Forum/Public Comment:

None

Treasurer's Report:

1. August Financials
2. September Financials
3. October Financials

Michele Anderson stated that she would move to approve with the caveat that everything is going to be audited. I am relying heavily on the audit as my profession is with the legal profession and not the accounting profession. Everything that I see does look good, but I do rely on the audits.

Aaron Sanford made a motion to approve the financials as presented. Greg Stigall seconded the motion. A vote was taken, and the motion passed unanimously.

4. Discussion and possible action on moving expired money into a new cd.
Amanda Homesley suggested that this be tabled until the new Committee is in place.
Greg Stigall agreed and stated we will bring back in February.

Unfinished Business:

None

New Business:

1. Discussion and possible action on fence permit/Karina Albiter.
No discussion had as resident did not show.

2. Discussion and possible action on fence permit/David Juarez.
David Juarez stated that he added the privacy fence in the back and realized the fence is wrong. The back fence behind him is actually built on my property and to maintain that fence would be a nightmare. My fence is backed up onto a chain link fence. I also have a drainage issue which is on the west side of my property. I am asking if I can get a variance on the backside fence to can face to me and the sides for drainage. All the water comes to me since there are no ditches on our street.
Greg Stigall, the neighbor's fence is on your property?
David Juarez stated yes, I didn't push the issue and built around it.
Aaron Sanford requested we take this to Executive Session.

3. Discussion and possible action on fence/Cindy Holt.
Cindy Holt stated that they moved her in August and built a fence after her dog ran into the street immediately upon moving in. She was not aware of the regulations. She received an email to halt the build and applied for a permit, which she did. They were not aware of the guidelines at this time. In between all of this, Sept 1 a new law HB 3571 came into effect. This law allows a perimeter fence. They did use materials that were approved to face the street. There aren't really materials for perimeter fences and are hoping you would approve this type of fence. We have applied twice, and both have been denied and do not have gates on at this time. We are hoping you would reconsider. We understand it is not in the front and the new law was not in effect until Sept and maybe would consider a variance. This is a cattle panel style fence.
Aaron Sanford stated let's take this to Executive Session. Michel Anderson agreed.
Cindy Holt stated they only have a front yard as the terrain goes up hill in the back.

4. Discussion and possible action on information and questions on outbuildings.
Gilbert Zamora stated he has read over the guidelines, and he wants to put a steel building in. He wants a monorail hoists system in the middle of it so it will hold 1000 lbs. for a lift system. When you limit the height, the lift system wont work. He would also need it to be 14 ft. tall. He would also like to add a RV that would need to be 12'. He is asking for a variance for this. And asked why is it that we are only allowing 12' buildings?
Tiffany Ferguson stated there was a 2-story shed that overwhelmed homes, was looking into people's homes and lowered peoples home value.
Gilbert Zamora stated another option would be to extend his garage which is 15' tall if he chooses to add to it and asked would he be allowed to do that? It would then be 30x30.
Greg Stigall stated yes.
Gilbert Zamora stated back to the steel building, would that be allowed?
Tiffany Ferguson stated to the Committee, I think you need to look over this and get back to him.
Greg Stigall stated this is something we will really need to look in to and get back to you on.
Tiffany Ferguson isn't the building being metal the biggest issue right now?
The issue we have when we give variances is that people we have told no to can come back and sue.
Gilbert Zamora stated according to the guidelines, the ACC can make that decision.
Greg Stigall, I am in the same boat to say no because that is why we have guidelines.

Gilbert Zamora asked according to the lawsuit, what side are they on, old or new guidelines?

Tiffany Ferguson stated it was prior to 2020.

Amanda Homesley asked him would you rock/hardi part to make it approvable?

Gilbert Zamora, I wouldn't mind bricking 4' up on the front.

Jan Schwindt stated the lawsuit is Commercial vs. Residential.

Amanda Homesley asked Greg do you want to take this under advisement, get with the rest of the Committee and get back to him?

Greg Stigall answered yes and to give them at least 2 weeks.

Gilbert Zamora stated I need to get with the County because I fall in the floodplain area. Should I wait until I hear back from yall?

Amanda Homesley stated, I would because it would cost you at least \$340.00 to start that process.

Greg Stigall advised Mr. Zamora that the County is taking up to 3 months.

The ACC entered into Executive Session at 6:04 p.m.

The ACC reconvened in regular session at 6:37 p.m.

***Greg Stigall stated on the David Juarez Fence we will not give a variance and you will have to correct the error.**

David Juarez asked is there an appeal process? Or this a final decision?

Greg Stigall stated yes, this is final.

***Greg Stigall stated on the Cindy Holt fence.**

We do not approve of the materials used. We will email you some pictures of materials that are decorative and ask you to submit a design using those materials.

Cindy Holt stated with all due respect, we are not applying for a decorative fence. According to HB3571 this needs to be addressed.

Greg Stigall stated front must decorative per our guidelines.

Michele Anderson stated it is not so much a decorative aspect. We have denied it based on the materials. We are still able to choose what type of fencing is allowed.

David Juarez asked what is the thought process on the construction to the inside? I find it hard if there is a fence behind it. Is it strictly because its a guideline and that's it?

Greg Stigall stated yes.

Michele Anderson stated yes and for aesthetics. We understand and appreciate your concerns.

Greg Stigall. We have to follow our guidelines.

Jessica Zamora stated is there anyway to facilitate with the neighbor? Would that help him?

David Juarez said, that is not going to help. It is a landlord. The renters have 3 dogs. I can't build the fence correctly because of the chain link fence and it's placed a foot over. The house hasn't been kept us so why would she do this? That's my way of thinking.

Jessica Zamora stated I think it would be great if the ACC would take that on and start building bridges.

Michele Anderson made a motion to adjourn. Greg Stigall seconded the motion. A vote was taken, and the motion passed unanimously.

The meeting was adjourned at 6:49 p.m.

[Redacted Signature]

2/7/2022

Aaron Sanford, TVACC Secretary

Date

[Redacted Signature]

2/7/2022

Amanda Homesley, Association Manager

Date