

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, July 11, 2022

120 Corporate Drive, Bastrop, Texas 78602

MEETING VIA ZOOM

Present Board Member(s): Greg Stigall and Shelley Cartier

Board Member(s) absent: Aaron Sanford

Association Manager: Amanda Homesley

Time Meeting Called to Order: 5:42 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.

I want to announce we have installed Randy Hudgins as the new ACC member. He has taken the place of Courtney Kellogg whose term ends in 2024.

The other announcement is that Michele Anderson turned in her resignation this past month, so she is no longer with us. Her term ended in 2023 so we may end up hold up replacing until the elections.

Michele Anderson asked in chat, how are you meeting without a quorum?

Greg Stigall stated that with Shelley, Greg and now Randy there is a quorum with 3 of 4 people.

Public Present:

James Beck, David Carter, Jackie Luna, Jessica Zamora, Laura Aguirre, Diana Hugo, Rachel Duer, Jan Schwindt, Sandy Stigall, Michele Plummer, Randy Hudgins, Tony & Tina Terry, Lois Hornbuckle, Jim Berkner, Ed Roberts, Ruth Bullock, John & Mary Jo Creamer

Secretary's Report for June 6,2022:

Greg Stigall made a motion to accept the June 6, 2022, meeting minutes. Shelley Cartier seconded the motion. A vote was taken and the motion passed unanimously.

Treasurer's Report:

1. May 2022 Financials
Tabled for next months meeting.
2. Discussion and possible action on moving expired cd money.
Tabled for next months meeting.

Informational updates for Residents:

1. Clean Sweep is this Saturday from 8-noon. We are still looking for volunteers.
2. Michele Anderson turned in her resignation and the open ACC position will probably be held off to fill until election time.
Randy Hudgins has joined the ACC filling Courtney Kellogg's spot and his position is until 2024.

Unfinished Business:

None

New Business:

1. POA permit report that is sent to the POA. They requested it due to the fires years ago to count the number of homes lost and the number of homes being rebuilt. We give them that report and we will now be reporting it as well as some people that attend the POA doesn't attend the ACC so we will be adding that information to our agenda for all to see.
2. Aguirre Construction stated that they received fines for clear cut \$5000, start of construction \$2500 and a Cease & Desist \$1000 for a total of \$8,500. They called the County, and they were informed to call us. They called us and we told them to call the county. She understood that she was to complete with the County and then come to ACC. He feels that HOA is different than a POA. For septic and soils samples, the lot had to be cleared. He asked County specifically about this and the county said to go ahead. We don't have the money to build right now. We didn't start construction. We just did soil samples. Is that construction? If you have sent us a letter, we wouldn't have done anything. Once we got done with the County, we were coming to the HOA.
Shelley Cartier stated we have rules on how long to complete the house.
Aguirre stated I was going to wait until the market came back up again.
Shelley Cartier stated I think it is my duty to protect the trees. We have a website, and the information is there. We can't contact every single lot owner.
Aguirre stated we did our due diligence but contacting County and would have done it the right way. There were no trees at all. No big machines were used.
Amanda Homesley asked when you called, did you ask to cut underbrush?
Aguirre stated there were no trees.
Michele Anderson stated if they are being fined was there not anyone to go to verify if there was a violation? You can tell if there were tree stumps.
Amanda Homesley stated so when you clear cut a lot to put a house, you're not going to remove the tree stumps.
Michele Anderson stated the house across the street that will be discussed shortly they just cut the trees down and left stumps. If you would talk to the property owners and ask them. You could see them on the lot. I would like to clarify a statement Shelley made, construction for new home is valid for one year and can be renewed afterward. There is no timeframe to build a home.
This will be taken into Executive Session.

3. Michele Anderson stated she reached out because the lot across the street was cutting down trees a few weeks ago and it was done so in violation of our tree policy as they exceeded the diameter allowed before

acquiring a permit to do so. When I called Amanda on her cell phone and was told not to contact her on her cell phone even though we pay for it the builder said he was given permission by Amanda to proceed. I was really upset at that point because I had just resigned from the ACC, and I knew a permit had not been issued for that lot. Amanda told him that if I had a problem with it, I could fight with him about it at the next ACC meeting. I thought that was inappropriate as she is not doing her due diligence. This was a large walnut tree and should have been felled. I wanted to see action take place and not happening in the future because its not being followed.

Greg Stigall stated I can say the proper procedure was followed with this particular tree due to the fact it was in the easement. We have their list.

Michele Anderson stated I think you should go to this site and look. The guidelines weren't followed.

Greg Stigall stated, they were.

Michele Anderson stated and most importantly, it was unprofessional of what Amanda said to that property owner.

Ed Roberts, property owner stated Amanda has been very clear about what I can and cannot do at this point.

The reason the tree was cut down is because the truck needs 12' clearance to get through to get to the middle of the lot. I spent the extra money to get a tree survey to save every tree I can, and they are all marked. The only other trees that were cut down were yaupon trees which the ACC is not concerned about. If I don't cut that tree down, then I don't get the soil sample to get the report I need.

Michele Anderson said, my issue is not with the homeowner. The tree policy states if it is in the utility easement, it needs to be cleared by the utility company.

Greg Stigall stated we are on to the next item.

Also, as a reminder, for those that have Amanda's personal cell phone number, it is for Board/Committee. It is not for residents. We have an office phone, and it is forwarded to her cell if she is out doing business.

Mary Jo Creamer stated we only pay for a very small portion of her phone bill.

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4. Shelley Cartier stated I haven't had anyone explain the advantage to me, so I don't see the point. If someone has an explanation, I would love to hear. We don't reach out to builders, they come to us. Greg Stigall said, that's what I got from Aaron as well.

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Shelley Cartier made a motion to not participate in the builder's convention. Greg Stigall seconded the motion. A vote was taken and the motion passed unanimously.

Open Forum/Public Comment:

Jim Berkner would like to purchase a piece of the reserve from the golf course. It is a hillside with a big ravine. He wants to buy it and keep it a reserve.

Amanda Homesley stated she sent him to County to see if this could be replated.

Greg Stigall stated we will get back to Mr. Berkner with him on this.

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The ACC entered an Executive Session at 6:39 PM.
The ACC reconvened in regular session at 6:42 PM.

Randy Hudgins made a motion to reduce the Aguirre Construction fine to \$3500 on the Kahana site. Greg Stigall seconded the motion. A vote was taken, and the motion passed unanimously.

Jessica Zamora stated that there have been other members asking for help and we have not assisted them so let's remember that we carry that forward. Also, for Randy very excited to have you. I hope to encourage you to dig in and make sure we are abiding by the laws and represent us well. Randy Hudgins stated I will do my best. I have a lot to learn and will figure it out.

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

The meeting was adjourned at 6:45 p.m.



8-1-22

Aaron Sanford, TVACC Secretary

Date



8/1/22

Amanda Homesley, Association Manager

Date

Aary.

Aary.