

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, September 12, 2022

120 Corporate Drive, Bastrop, Texas 78602

MEETING VIA ZOOM

Present Board Member(s): Greg Stigall, Aaron Sanford, Randy Hudgins

Board Member(s) absent: None

Association Manager: Amanda Homesley

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:

Jessica Zamora, Jackie Luna, Dann Zimmer, Vanessa Hernandez, Justin Vickers, Cecile La Bossiere, Christel Key, Ivonne, Katie Clakley, Mr. Townsend, Leon Lu, Sandy Stigall, Eddy & Michele Plummer, Erik Clakley, Ruth Bullock, John & Mary Jo Creamer, Alma Alvarado, Tony & Tina Terry

Secretary's Report for July 11,2022:

Greg Stigall made a motion to accept the August 1, 2022, meeting minutes. Randy Hudgins seconded the motion. A vote was taken and the motion passed unanimously.

Treasurer's Report:

1. July 2022 Financials
Tabled for next months meeting.

Informational updates for Residents:

None

Unfinished Business:

ACC Report given by Amanda Homesley

Permits issued for July 2022:

- 5 new homes
- 4 fences
- 0 pergola
- 1 decks/patio
- 3 shed
- 0 garages
- 1 retaining walls
- 1 pool
- 89 total homes permitted in 2022

New Business:

1. Discussion and possible action on purchasing a desktop computer.

Greg Stigall stated that the desktop will be for the new assistant and the printer has just about crashed. For both we have a price for \$1700 which will be about \$850 for our half, and I just need a motion for that.

Aaron Sandford made a motion to spend \$1700 on a desktop computer and a printer to be split by the POA. Randy Hudgins seconded the motion. A vote was taken and the motion passed unanimously.

2. Discussion and possible action on builder disputing a fine on Tahitian Dr.

Builder Alma Alvarado not present, went to next agenda item.

3. Discussion and possible action on construction of fence.

Justin Vickers stated he will be brief. He showed pictures of his fence to all in attendance.

I am hoping for exemption on one of the rules here. The fence costs well over \$20k. The right side of the fence has the construction side out. I am hoping an exclusion once I show the pictures as it is not doing any harm. The neighbors are also in agreement as well as they agree. The fence with the construction side out faces a mound with debris with construction items on it. We had to drill through concrete and to flip this around is going to be astronomical price and project. Me and the neighbor are both trying to buy the lot. I appreciate the consideration. I don't think the fence is hurting anything considering what it looks at. Randy Hudgins stated if someone bought the property, they would have to set the fence back anyway.

Justin Vickers stated that he already thought about that and would consider that as well.

This will be taken into Executive Session.

4. Discussion and possible action on builder disputing a fine on Pukoo.

Amanda Homesley stated that this lot was clear cut on Pukoo and she was fined for clearing without a permit, clear cut and a cease & desist and is here to dispute it.

Vanessa Hernandez stated she wanted to discuss this as she got the permits through Bastrop County in June 2022 before she started working on the lot. No one mentioned the permits were needed through Tahitian Village. Now I know and Amanda has been helping me out thanks to her. I never knew there were extra permits that I had to get. This is my first home in Tahitian and I wanted to ask for a dispute on this as this is a misunderstanding. I am working on getting everything and working with Amanda.

Greg Stigall asked when did you purchase this lot?

Vanessa Hernandez stated in March 2022.

Amanda Homesley asked did you go through a title company?

Vanessa Hernandez stated she bought it as a sheriff's deed.

Amanda Homesley said it was an auction lot.

This will be taken into Executive Session.

5. Discussion and possible action on donations.

Greg Stigall listed the following businesses and amounts he recommends get donations:

BCWCID#2	5000
Bastrop	
ESD #2	5000
Veteran	
Srvcs	2500

Bastrop Food Pantry	2500
Meal on Wheels (Bastrop) (Bastrop) Sheriffs Dept.	2500
Pines & Prairie Trust	500
Bastrop Animal Shelter	500
Save an Angel (Bastrop)	500

Aaron Sandford made a motion to donate to those businesses in those amounts. Randy Hudgins seconded the motion. A vote was taken and the motion passed unanimously.

6. Discussion and possible action on Zoom meetings.

It was brought up from Randy that we should think about dropping Zoom and think about live streaming the meetings and have live meetings only.

Aaron Sandford made a motion to stop Zoom meetings, only do in person meetings and live stream the meetings via our Facebook effective October. Randy Hudgins seconded the motion. A vote was taken and the motion passed unanimously.

Open Forum/Public Comment:

Cecile LaBossiere was wondering if there is a list of builders in Tahitian that knows the rules? Amanda stated if you could call the office tomorrow I would be happy to email that to her that information.

**The ACC entered an Executive Session at 5:51 PM.
The ACC reconvened in regular session at 6:08 PM.**

Alma Alvarado came in late, and Greg Stigall wanted to give her a chance to speak on her agenda item. She received 2 invoices. The first one for not having her permit posted and no porta-john on site but did have it there later that day.

Randy Hudgins asked did they start work on the lot.

Alma Alvarado stated later that day.

Randy Hudgins stated the rules are in place for a reason. You have to have them placed prior to.

Aaron Sanford asked how many homes have you built?

Alma Alvarado stated her home, her sisters home and now this one.

Aaron Sanford stated so this is your 3rd home?

Alma Alvarado stated, yes. When I built the other 2 homes, I never got the deposit back on those 2 homes. It was \$1000. That is free to you. That is why I am asking you.

Aaron Sanford asked whenever you finished your home, did you return you inspection report to get your

deposit money back?

Alma Alvarado stated no, that's what I am telling you. I have a fine for \$1250. I am asking now to please remove that now because I have fixed these things.

Aaron Sanford made a motion that the fine stands on the Tahitian site for Alma Alvarado. Randy Hudgins seconded the motion. A vote was taken, and the motion passed unanimously.

Greg Stigall asked Justin Vickers if he could panel the exposed section approximately 40ft. Justin stated that is fair and agreed to that.

Aaron Sanford made a motion that the fine stands for the Pukoo site for JV Real Estate. Randy Hudgins seconded the motion. A vote was taken, and the motion passed unanimously.

Greg Stigall made a motion that Aaron Sanford be nominated as the Vice President and Secretary. Randy Hudgins seconded the motion. A vote was taken, and the motion passed unanimously.

Aaron Sanford made a motion that Randy Hudgins be nominated as the Treasurer. Greg Stigall seconded the motion. A vote was taken, and the motion passed unanimously.

Randy Hudgins made a motion that all 3rd letter violations go to our attorney, Mr. Bragg. Aaron Sanford seconded the motion. A vote was taken, and the motion passed unanimously.

Aaron Sanford made a motion to approve to match the POA on the employee annual raise. Randy Hudgins seconded the motion. A vote was taken, and the motion passed unanimously.

Jessica Zamora stated she is a little disappointed and need to remember our customer service when we talk to people who are coming to us with a financial burden is being placed upon them to use better language towards those people. I also been taking notes for a long time that the approvals and the waivers that we have provided have not been to minorities of our community. Every time I have seen a Hispanic come on here, and they have asked for some kind of exception, it is always a no. I am letting you know, it is being noticed and I am tracking it. Its starting to sound like a dictatorship with 3 guys on the board. I want you guys to be very conscience of that.

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

The meeting was adjourned at 6:18 p.m.



11/8/22

Aaron Sanford, TVACC Secretary

Date



11/8/2022

Amanda Homesley, Association Manager Date