

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 3, 2023

120 Corporate Drive, Bastrop, Texas 78602

Facebook Live at Tahitian Village

Present Board Member(s): Greg Stigall, Aaron Sanford, Eddy Plummer, Kat Smith

Board Member(s) absent: Randy Hudgins

Association Manager: Amanda Homesley

Time Meeting Called to Order: 5:31 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. This meeting is also being live streamed on Facebook.

Public Present: Charles Brading, Michele Plummer, Lois Hornbuckle, James Smith

Secretary's Report for June 5, 2023:

Kat Smith made a motion to approve the June meeting minutes as presented. Aaron Sanford seconded the motion. A vote was taken, and the motion passed unanimously.

Treasurer's Report:

1. May Financials-

For May we had \$5.58 in interest, \$4,100 in builder permit fees, \$450 in property owner permit fees, and \$500 in violation fines with a total of \$4,636.10 of income.

For expenses, we had \$300 for rent, \$113.13 in postage, \$94.89 for telephone, \$200 for website, \$3,186.23 in payroll, and \$925.52 for truck insurance, maintenance and gas giving a total of expenses of \$5,013.62 leaving us with a net income of -\$377.52.

Cash in the bank at the end of this month is \$589,085.80.

Aaron Sanformd made a motion to approve the May financials as presented. Eddy Plummer seconded the motion. A vote was taken, and the motion passed unanimously.

Unfinished Business:

ACC Report given by Amanda Homesley

Permits issued for April 2023:

- 10 new homes
- 6 fences
- 1 pergola
- 0 decks/patio
- 6 sheds
- 0 garage
- 0 retaining wall

- 0 driveway
- 0 pool
- 28 total homes permitted in 2023.

No PJ:1

Silt fence: 1

Need to mow:1

Loud music: 1

Cease & Desist: 1

Starting construction without a permit: 1

New Business:

1. Discussion and possible action on invoice dispute.

Chris Williams was there to dispute the violation he received. He stated the violation date was Tuesday, June 20 and I had the porta potty scheduled to come out and the guy called and said the truck broke down. We didn't start until a week after. We had it out there on Thursday. We didn't have any work done in between. The only work that was done was to put the silt fence up and clear out a spot for the trailer and that was on that Monday. I put the post for the permit in that morning so the concrete could set. We did have the porta potty scheduled and it was just me out there. My brother lives around the corner so if I had to use the bathroom, I would go there. We have 11 total lots that he wants to build on and we want to be compliant on. I promise we are not trying to be that guy as we are wanting to set roots here.

Amanda Homesley stated she received a report that there were no permits posted so she went to check and it was around lunch time.

Kat Smith asked where the post was in the picture.

Chris Williams stated it was there. Everything on the flat end had already been cleared.

Kat Smith asked is there any documentation from the porta-john company as to the date it was to be delivered and when it was delivered?

Chris Williams stated that he could call. He ended up calling another place to deliver.

We had it dropped off that Thursday.

Kat Smith stated if I had documentation from the porta-john company of when you were initially told that it was supposed to be delivered and when it was delivered then we could get rid of that fine. If you want us to suspend the discussion to get the documentation, that's my thought.

Aaron Sanford stated he had a permit.

Amanda Homesley stated he didn't have it posted.

Kat Smith asked what have we done in the past? We need to keep the continuity of what we have done in the past.

Kat Smith made a motion dependent upon supporting documentation by the end of the week or by Chris Williams contacting us needing more time to remove the \$250 porta-john fine or the fine stands and keep the \$250 no permits posted fine. Eddy Plummer seconded the motion. A vote was taken, and the motion passed unanimously.

2. Discussion and possible action on invoice dispute.
Riveras Remodeling was not in attendance.
Kat Smith stated there were 2 lots that were cleared with trees cut in half.
They had county permits but not permits with us and no porta-johns.
They had 2 sites in 2 different units.
They were fined \$2500 for starting construction with no permits, \$250 for no porta-johns and \$1000 cease & desist (both lots). My personal opinion is that the fines for starting of construction and no porta-john should stand but one cease & desist would have sufficed. So, a total of \$6500 because it doesn't say in the building guidelines that the cease & desist fines are per site.

Kat Smith made a motion that we remove 1 cease & desist fine but maintain the rest of the fines, total of \$6500. Aaron Sanford seconded the motion. A vote was taken, and the motion passed unanimously.

Open Forum/Public Comment:

None

EXECUTIVE SESSION

**The POA entered an Executive Session at 5:50 PM.
The POA reconvened in regular session at 6:17 PM.**

**Greg Stigall stated we will table the legal for next month.
Kat Smith stated we don't need to make a motion on personnel because last month's motion covered it.**

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

The meeting was adjourned at 6:17 p.m.

 8-7-23

Eddy Plummer, TVACC Secretary Date

 8/7/2023

Amanda Homesley, Association Manager Date