

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, August 7, 2023

120 Corporate Drive, Bastrop, Texas 78602

Facebook Live at Tahitian Village

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

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. This meeting is also being live streamed on Facebook.

Public Present: Michele Plummer, Lois Hornbuckle, James Smith, Daniel & Amber Durda, David Carter

Secretary's Report for July 3, 2023:

Kat Smith made a motion to approve the July meeting minutes as presented. Randy Hudgins seconded the motion. A vote was taken, and the motion passed unanimously.

Treasurer's Report:

1. May Financials-

For June we had \$408.71 in interest along with \$2,050.70 in legal settlement money, \$7,250 in builder permit fees, \$1,550 in property owner permit fees, and \$4,000 in violation fines with a total of \$14,413.33 of income. For expenses, some of which include \$300 for rent, \$16.26 in postage, \$102.61 for telephone, \$200 for website, \$3,646.85 in payroll, and \$1,306.25 in legal fees giving a total of expenses of \$8,295.38 leaving us with a net income of \$6,117.95.

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

2. 2021 Annual Audit update.

Randy Hudgins stated the auditor came to the July POA meeting and presented both the POA/ACC audit. Mr. Sean Bender stated it is the auditor's responsibility to express opinions on the financial statements. As far as internal control goes, we are supposed to gain an understanding of internal control, we are not expressing an opinion on internal controls, but just expressing an opinion of the financial statements. It was a clean opinion on both accounts so that's a good job. Both the POA/ACC audits have been posted on the website for viewing and just wanted all to know.

Unfinished Business:

ACC Report given by Amanda Homesley

Permits issued for April 2023:

- 6 new homes
- 4 fences
- 0 pergola
- 0 decks/patio
- 0 sheds
- 0 garage
- 0 retaining wall
- 0 driveway
- 0 pool
- 32 total homes permitted in 2023.

No PJ:4

After hours:2

Need to mow:1

No permits posted: 1

Cease & Desist: 2

Starting construction without a permit:2

Trashy site:1

No Dumpster:1

New Business:

1. Discussion and possible action on invoice dispute.

Kat Smith stated she drives by the sites every day. It is required that each site has a silt fence properly installed on each site. She has 5 properties, and they are not installed properly.

Aaron stated that do we have pictures?

Amanda Homesley stated she wants to discuss the fine that was issued to her so let's discuss that.

Kat Smith stated she got a fine for 2 lots for \$1000 and that she feels she should have gotten a fine for \$500.

Kat Smith stated she has 5 lots, technically she should have been fined \$2500.

Aaron Sanford stated I am trying to go off of pictures. Is the picture for 2 lots?

Amanda Homesley stated you don't know what she will say and will need to decide based off of this fine.

Kat Smith stated she isn't here, so I make a motion that the fine stands.

I withdraw my motion until a discussion is made since she is now here.

Alessandra DiLorenzo stated I received a fine for improperly installing a silt fence. Basically, we have 5 construction sites in a row and was going to ask that you reduce it to one. The silt fence was removed because we were working on the driveways. We had the silt fence near the street. I had a meeting with ACC to see what they wanted. I am asking for it to be reduced for one fine.

Kat Smith stated the guidelines say they must be silt fenced. She put them on the bottom.

What you could have done is put the silt fence down the driveway.

Alessandra DiLorenzo stated we never had any dirt going on in the streets. The trucks from the sites were putting it on there when they came from the site.

Kat Smith made a motion that the fine stands. Aaron Sanford seconded the motion. A vote was taken, and the motion passed unanimously.

2. Discussion and possible action regarding storage of building materials and placement of required items at construction site.

Kat Smith stated in the building guidelines on page 12 that the porta-john and trash receptacle have to be within the property lines. On page 14 it states that all construction materials must be placed on the property, out of the row and out of the easement. On page 28 there is a \$250 fine if those are not withheld. There are several lots that all these items are in the easements. If people buy lots, they need to plan on this. We are not following the Building Guidelines, and this is a safety issue, and I am worried this is a liability issue and we could get sued. I would like to discuss this.

Aaron Sanford stated I think this is something we will need to address as each issue. My argument is as long as it's not in the street.

Greg Stigall stated they need to be on the other side of the culvert at least.

Kat Smith stated how do you determine who to fine and who not? Amanda is the one who does this. The problem is we need to do what is in the guidelines.

Amanda Homesley stated Bragg won't allow a motion to take over the Building Guidelines.

Greg Stigall stated we need to enforce them.

Amanda Homesley stated he will also state you need to be reasonable as well.

Kat Smith stated the exact wording from the Building Guidelines.

Aaron Sanford stated that everyone with a ¼ acre lot will then get a fine.

Randy Hudgins stated we need to get them a warning first.

Kat Smith stated if we are going to enforce it from this point on then they will know they need to factor it in. I like Randy's suggestion on giving out a warning.

Alessandra stated that the porta-john has to be in the easements.

Kat Smith states it breaks every rule.

Alessandra DiLorenzo states the lots are buildable and we built beautiful homes.

Greg Stigall asked if you have asked them if they will put them on the property?

Alessandra DiLorenzo stated absolutely we have, and it is the only way to clean them.

Randy Hudgins stated they have long hoses and should be able to do them.

Kat Smith when I worked for the ACC, this was not an issue as they were placed on the property.

I don't know if their policies changed.

Alessandra DiLorenzo stated we were always told they had to be in the easements for clean-up.

Aaron made a motion to enforce the trash/porta-john and building materials to be set up behind the property line as stated in the Building Guidelines. Amanda will give a 7-day warning to have them moved to the correct location. Randy Hudgins seconded the motion. A vote was taken, and the motion passed unanimously.

Amanda Homesley will call to verify with the porta-john companies to ensure that they will deliver and clean the porta-johns on the property line.

3. Discussion and possible action on ACC paying of ½ of Clean Sweep/tires.

Greg Stigall stated currently we do not pay for any of the Clean Sweep and tire recycling.

I think we should pay ½.

Kat Smith stated at one time we did and somewhere along the way we stopped.

David Carter stated he stated the contribution would be appreciated.

Eddy Plummer made a motion that the ACC pay for ½ of Clean Sweep and the tire recycling from Clean Sweep. Randy Hudgins seconded the motion. A vote was taken, and the motion passed unanimously.

4. Discussion and possible action on annual audit review for 2022.

Amanda Homesley stated that she received 2 bids. One bid was from Medack & Oltmann for both 2022 and 2023 and the ACC price is \$3000. The other bid is from DK Partners and their bid was for 2022 and the price would be \$4250-\$5000. The POA made a motion to go with Medack & Oltmann.

Kat Smith made a motion to go with Medack & Oltmann to do the 2022/2023 annual review. Eddy Plummer seconded the motion. A vote was taken, and the motion passed unanimously.

Open Forum/Public Comment:

Daniel Durda stated I submitted an application in July for 3 things. I am waiting on the County for the permit for a deck. I wanted to know if you had time to discuss.

Kat Smith stated I really appreciate you coming. We can't decide on anything in open forum.

Greg Stigall stated you will need to come back in September and be put back on the agenda.

Kat Smith stated you can discuss but we can't make a decision.

Daniel Durda stated I have materials and hate to wait another month.

Kat Smith stated if I remember correctly, we needed confirmation on what type of fence on part 3.

I suggest you talk to Amanda as you listed a picket fence.

Daniel Durda stated part of it the fence is falling down and I have dogs and would like to get it looked at quicker.

Kat Smith stated you put picket when it should be privacy. Submit part 3 separately and we will look at it.

Greg Stigall stated to get with Amanda and resubmit it.

EXECUTIVE SESSION

The POA entered an Executive Session at 6:17 PM.

The POA reconvened in regular session at 6:33 PM.

Kat Smith made a motion to send all 3rd letter violations to our attorney. Aaron Sanford seconded the motion. A vote was taken, and the motion passed unanimously.

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

The meeting was adjourned at 6:34 p.m.

 9-11-23

Eddy Plummer, TVACC Secretary Date

 9/11/23

Amanda Homesley, Association Manager Date