

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 11, 2023
120 Corporate Drive, Bastrop, Texas 78602
Facebook Live at Tahitian Village

Present Board Member(s): Greg Stigall, Randy Hudgins, Kat Smith
Board Member(s) absent: Aaron Sanford and Eddy Plummer
Association Manager: Amanda Homesley

Time Meeting Called to Order: 5:33 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: Lois Hornbuckle, James Smith, Daniel Durda, Judy Schmitz

Secretary's Report for August 7, 2023:

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

Treasurer's Report:

1. July Financials-

For July we had \$5.46 in interest along with \$2,000 in builder permit fees, \$1,150 in property owner permit fees, and \$7,800 in violation fines with a total of \$10,710.19 of income.

For expenses, some of which include \$300 for rent, \$102.61 for telephone, \$200 for website, \$3,516.75 in payroll, and \$1,003.75 in legal fees giving a total of expenses of \$8,225.75 leaving us with a net income of \$2,484.44.

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

Unfinished Business:

ACC Report given by Amanda Homesley

Permits issued for July 2023:

- 3 new homes
- 8 fences
- 1 pergola
- 1 decks/patio
- 3 sheds
- 1 garage
- 3 retaining wall
- 0 driveway
- 0 pool

- 36 total homes permitted in 2023.

No PJ:1

After hours:1

No permits posted:1

New Business:

1. Discussion and possible action on denied fence permit.
Amanda Homesley stated that Mr. Durda called and will be running late.
2. Discussion and possible action on fence variance request.
Kat Smith stated that this is a 7-8 ft fence, and the guidelines stated you can't have a fence over 6ft. and that our attorney, Mr. Bragg, said that variances shouldn't be signed for this especially after the fact. I deny the variance.
Greg Stigall agrees.

Greg Stigall made a motion to deny the fence variance request as the fence must be 6ft or less per the building guidelines. Randy Hudgins seconded the motion. A vote was taken, and the motion passed unanimously.

3. Discussion and possible action on garage variance request.
Greg Stigall stated I have seen the request and our building guidelines, F13 any new construction or replacement construction must adhere to current guidelines. Our most current guidelines state you must have a garage.

Randy Hudgins made a motion to deny the carport variance request. Kat Smith seconded the motion. A vote was taken, and the motion passed unanimously.

Judy showed up late and Greg explained to her what took place.
I asked the neighborhood group, and a few had told her that a few had done it.
Kat Smith stated they used to allow it.
Judy Schmitz stated the insurance company doesn't want to pay for it.
Kat Smith stated that our attorney stated things that like that go in direct violation and sets a precedent and is hard to enforce with anyone else.
Judy Schmitz asked if we had passed it for anyone else?
Kat Smith stated no, in fact we have denied several people.

4. Discussion and possible action on invoice dispute.
Amanda Homesley stated this was porta-john fine on a lot that was cleared.
Kat Smith stated she maintains that if he had contacted Amanda first then she would have said to clear a spot for the porta-john and then schedule for the lot to be cleared.

Kat Smith made a motion to uphold the invoice. Greg Stigall 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 5:43 PM.

The POA reconvened in regular session at 5:55 PM.

New Business

1. Discussion and possible action on denied fence permit.

Mr. Durda stated he replaced a fence that was there prior to him purchasing the home. This is a stone fence that was originally designed with pickets on top. I just replaced the pickets. I submitted an application for it and it was denied.

The reason I am asking for a variance is because this was an existing design, and I am replacing it.

Kat Smith said the problem with that is that we have a set of guidelines that we must adhere to, and in there it states any new or replacement construction must adhere to the newest guidelines. The max height of a fence is 6ft. The only way to get this fence approved is that the fence would need to be 6ft.

Daniel Durda stated the house is below the road.

Kat Smith stated it doesn't matter because anytime there is a question we go to our guidelines and that is what our lawyer says we must follow. We can't individually pick and choose what we approve because that would get us in trouble.

Daniel Durda stated my contention is the original design, showing a picture from 2008 and without this is unsightly and it looks a lot better than what it was.

Greg Stigall stated if you bring it down to 6ft. then it would be fine.

Daniel Durda, I have a hard time with this because aesthetically it looks better.

Kat Smith, we can only follow the current guidelines, replacement construction must adhere to the current guidelines and fences must be max 6ft.

Greg Stigall stated that if you bring it to 6ft max, then we are good.

Daniel Durda asked what does it look like at that point?

Amanda Homesley stated that is just where we are. The fact of the matter is that he should have come to us before he put them up.

Randy Hudgins stated he has been here since 2009 and I don't remember them being up.

Daniel Durda stated that picture was from 2008 from Google.

Kat Smith stated I am good with it being 6 ft straight across. Whether it's aesthetic or not, it's not right for other people who were denied. It's unfortunate but we must adhere to the rules.

Kat Smith made a motion to approve fence at 6ft to adhere to guidelines. Randy Hudgins seconded the motion. A vote was taken, and the motion passed unanimously.

Daniel Durda stated aesthetically what does that look like and asked how do I explain that to a contractor?

Kat Smith stated that panel to panel nothing can be higher than 6ft.

Daniel Durda stated this is an existing structure, this doesn't make any sense.

Amanda Homesley stated according to our attorney if it is longer than 5 years, we must adhere to our guidelines.

Randy Hudgins made a motion to adjourn. Kat Smith seconded the motion. A vote was taken, and the

motion passed unanimously.

The meeting was adjourned at 6:16 p.m.

 10-2-23

Eddy Plummer, TVACC Secretary Date

 10/2/23

Amanda Homesley, Association Manager Date