

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, November 6, 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

Public Present: Lois Hornbuckle, James Smith, Ken Bench, Charles Brading, Dann & Kathryn Zimmer

Secretary's Report for October 2, 2023:

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

Treasurer's Report:

1. September Financial-

For September we had \$2.28 in interest along with \$11,950 in builder permit fees, \$1,050 in property owner permit fees, and \$4,000.02 in violation fines giving us a total of \$17,002.30 of income. For expenses, some of which include \$300 for rent, \$169.41 in office supplies, \$102.60 for telephone, \$200 for the website, \$3,874.14 in payroll, and \$495.00 in legal fees giving a total of expenses of \$5,397.28 leaving us with a net income of \$11,605.02.

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

Information Updates:

Amanda Homesley stated that the Annual Meeting is January 27th at the First United Methodist Church. Candidate Registration date deadline is December 1st. There are 3 POA and 3 ACC positions.

Unfinished Business:

ACC Report given by Amanda Homesley

Permits issued for September 2023:

- 9 new homes
- 6 fences
- 0 pergola
- 1 decks/patio
- 4 sheds

- 1 garage
- 0 retaining wall
- 0 driveway
- 0 pool
- 52 total homes permitted in 2023

Fines assessed to builders:

No PJ:4
 Dumpster/PJ/Materials in ROW:6
 No Dumpster:3
 Trashy site:4
 Cease & Desist:1
 Starting construction without a permit:1
 Working after hours:1
 Silt fence not installed:1

New Business:

1. Discussion and possible action on invoice dispute.

Amanda Homesley stated that the builder is not here. The first one was for a trashy site, the second was for a trashy site and dumpster in the ROW and the third was for a trashy site. The site was on Mamalu.

Kat Smith made a motion to uphold the invoices. Aaron Sanford seconded the motion. A vote was taken, and the motion passed unanimously.

2. Discussion and possible action on the temporary fence.

Dann Zimmer stated that we sent our application for a shed and fence in July 2021. I called because there were things that didn't make sense on the application and was told that because the delivery of the shed was going to be several months out to not bring the application in at that point. I was also told that I should explain exactly what the fence was for on the application because it didn't match a privacy fence or any other fence. We submitted the application in September after Sturdi-bilt stated that the shed would be available in October. We received the permit. I went out and bought materials from Home Depot including the t-post from Southeast Austin because of a supply issue at that time. No one would have done this for a 90-day fence. During the time of the building of our pool in 2019 there were many trees taken down, there was construction on the topsoil, and this is on a ravine. There is topsoil that is constantly being lost. This is a soil erosion issue that I explained on the application on pages 1 and 4 which is what I was doing for soil erosion control. If you go to page 1 you can see it right where the fence categorization is labeled. This fence is nearly 150' from the street. I am not sure why anyone has complained about it. Most of the street is covered and the only point that can be seen is that of which the contractor put in. There are t-posts all over the place, some that mark lot lines, water/sewer, vegetation, trees, etc. Here is a picture from the top of the hill and the back yard. I am trying to protect my property. Randy Hudgins stated I don't see how a t-post fence is going to stop your erosion.

Dann Zimmer stated that it stops the deer and other animals.

Randy Hudgins stated on top of that the permit clearly states temporary fence.

Dann Zimmer stated I never marked that. I called, talked to them and they said to submit it that way.

Randy Hudgins stated it is marked on there.

Dann Zimmer stated it is also marked in blue ink and clearly defined. If I may recap the fence is needed to protect the soil. I also had my neighbors attest that they don't know that the fence exists because it is

so hard to see or it's of no distraction.

Greg Stigall stated whether temporary or not, in our guidelines it says fences cannot be made of t-post.

Dann Zimmer stated future native area fenced in with compost and natural vegetation year-round.

At no point does it say this is a 90-day fence because no one would spend the money to build a fence like this for 90 days.

Randy Hudgins states if you read the guidelines, you can't use a t-post for a fence, period.

Dann Zimmer asked can you have t-post fence around a tree to protect it from a deer? Or around a garden? There are numerous.

Kat Smith stated we aren't talking about others; we are talking about yours. You know more than anyone knows about the statute of limitations and the fundamental point is whoever marked it as temporary is the fact that it is a t-post fence. T-post fences have been listed as prohibited materials in our guidelines for making fences, temporary or permanent. Other people who have submitted for this have been turned down. You have a fence that is made of prohibited materials per the guidelines. We will have to agree to disagree.

Kathryn Zimmer stated she worked on a board that granted variances on occasion. It is a long process, and it seems as though in which this may be a reason to grant one. It is not visible from the street unless you study it hard, it is not hurting anyone, and it will stop erosion hopefully.

Kat Smith stated you can't apply for a variance because there is no variance for temporary structures which a t-post fence is classified as.

Aaron Sanford made a motion denying his permit/denying his variance request.

Kat Smith stated he has received violation letters and questioned Aaron's motion to say we wouldn't approve a t-post fence which is a prohibited item.

Kat Smith stated there is no action because he is already in the violation process. We can let the violation process continue. He is aware of the process. There is no motion.

Thank you for coming and explaining. We will continue to move along with the process.

Open Forum/Public Comment:

Ken Bench stated that he has been here for 3 years. I have an issue that I brought up with a bunch of County agencies and a few entities about low hanging wires across the roadway. State statute is a minimum of 14'.

We have one Mauna loa that is less than 13'. I have contacted Spectrum, AT&T, County, City, Bluebonnet and no one takes responsibility for them. I had someone locally tell me to just tear them down.

Randy Hudgins stated he thinks it's either Spectrum or AT&T.

Ken Bench is asking what can I do now as a citizen of Tahitian? I previously hit one out of town and I had to pay for it through my insurance. I am coming to you now to see if you can help.

Greg Stigall stated he would call Spectrum & AT&T and give them the law.

Ken Bench stated I gave them all the information and they have done nothing.

Let me change gears now. Isn't it against policy to drive off road vehicles?

Every Saturday and Sunday, that is all you hear. I called the sheriff's office and they said, it's not our problem. Who is enforcing it?

Greg Stigall asked, are you talking about Unit 6?

Ken Bench stated yes.

Greg Stigall stated that that area is Pine Forest which is now owned by a developer. They are allowed to be on it unless it is private property.

Ken Bench asked If I see them riding, it is legal?

Aaron Sanford said yes if they are on the roads.

Kat Smith stated since it is Pine Forest it is not our purview. A lot of times they are street legal.

Ken Bench stated the biggest offenders are the sheriff's guys.

Kat Smith suggested to come to our Annual Meeting on January 27th at the First United Methodist Church because we usually have law enforcement, County Commissioner and an audience and you would be

speaking directly to them and possibly you could get direct phone numbers and it would be on record.

Ken Bench stated I would like to get more involved.

Kat Smith stated our POA needs 3 members. The Water District needs members and is a way to get involved.

We understand as we are all frustrated with the situation.

Kat Smith stated next Tuesday is the POA meeting and you may want to go they are the enforcement agency for our neighborhood. One of the members is a retired law enforcement officer and she may have some information for you and contacts for you. She will be willing to help you if she can.

EXECUTIVE SESSION

The POA entered an Executive Session at 6:11 PM.

The POA reconvened in regular session at 6:20 PM.

Eddy Plummer made a motion to send the 3rd letter violations to our attorney. Randy Hudgins seconded the motion. A vote was taken, and the motion passed unanimously.

Kat Smith made a motion to approve the ACC employee written evaluation of the Association Manager. Aaron Sanford seconded the motion. A vote was taken, and the motion passed unanimously.

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 6:22 p.m.

 12-4-23

Eddy Plummer, TVACC Secretary Date

 12/4/2023

Amanda Homesley, Association Manager Date