

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, March 4, 2024

120 Corporate Drive, Bastrop, Texas 78602

Facebook Live at Tahitian Village

Present Board Member(s): Greg Stigall, Aaron Sanford, Randy Hudgins,
Eddy Plummer and 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: James Smith, David Carter, Michael & Melinda Olson, Charles Brading, Michele Plummer

Secretary's Report for January 8, 2024:

Aaron Sanford made a motion to approve the January meeting minutes as presented. Randy Hudgins seconded the motion. A vote was taken, and the motion passed unanimously.

Treasurer's Report:

1. January Financials-

For January we had \$409.46 in interest along with \$15,450 in builder permit fees, \$550 in property owner permit fees, and \$11,250 in violation fines giving us a total of \$27,749.46 in income. For expenses, to name a few, we had \$300 for rent, \$102.61 for telephone, \$200 for the website, \$3,470.85 in payroll, and \$1,029.80 in legal fees. Total expenses were \$11,947.12 leaving us with a net income of \$15,802.34.

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

Information Updates:

Clean Sweep will be on April 20th and we still need volunteers.

Unfinished Business:

ACC Report given by Amanda Homesley

Permits issued for January 2023:

- 17 new homes
- 8 fences
- 0 pergola
- 2 decks/patio
- 1 shed
- 2 garages
- 0 retaining wall
- 1 driveway
- 0 pool

- 17 total homes permitted in 2024

Fines assessed to builders:

Trash site	5
Music too loud	1
Working after hours	2
No porta-john	3
No permits posted	1
No silt fence	1
No dumpster	2

New Business:

None

Open Forum/Public Comment:

Daniel Olson stated he received a letter of violation notice for a plastic shed in our yard and it said it was against the Architectural Control Committee guidelines. I think there is some kind of misunderstanding. We had a gingerbread house that was part of a Christmas float that my wife was in during a Christmas parade that was in the yard beside the house. I am thinking that was assumed to have been a plastic storage shed and that is not what it is. So, I sent a letter back stating I needed further clarification on it and then in response to the letter, I got a picture of the enclosure of our emergency standby generator. I am confused at what the plastic storage shed is in violation of. I went through the regulations and didn't see anything about emergency standby generators or plastic storage sheds and am hoping to get some clarification and remedy the situation.

Greg Stigall stated it is not listed as an approved material.

Kat Smith stated a shed is considered an exterior building and that all structures on the property should match the main residence. Kat pointed out to Mr. Olson where in the guidelines this section was located. I am assuming that is what they went by. Because it is exterior construction, plastic is not listed.

Amanda Homesley asked if he could move his generator?

Daniel Olson stated no.

Amanda Homesley stated she understood.

Kat Smith asked how long have you had it?

Daniel Olson said since 2019.

Melinda Olson stated somebody apparently didn't like the gingerbread house there and so we moved it and so after we sent the letter one of y'all kept driving by to find what they were talking about and couldn't find it.

That thing has been there for 5 years and it's strange to me that someone has to drive by to get a picture of something that was never noticed before the gingerbread house.

Amanda Homesley stated I am not even sure what the gingerbread house is.

Melinda Olson said whoever drove by originally didn't like it. It was already moved before you drove by. My point is that you had to keep driving by to find something that has been there for 5 years. If you have to drive that slow to find something, then it's not an issue.

Kat Smith stated unfortunately that is your opinion. We have people who drive around the neighborhood looking for violations and that is their job to help enforce the guidelines.

Amanda Homesley asked was the gingerbread house there for a while?

Melinda Olson stated since the parade in Bastrop.

Amanda Homesley stated I don't recall the gingerbread house and thought the plastic shed was new. I was going to tell you to move it out of sight. If it has been there for 5 years, then disregard the letter.

Kat Smith stated is it 5 years to the date or 5 years in general? We can't make any decisions anyway since this is an open forum. Greg and Amanda will get back to you on this.

Amanda Homesley requested he leave an email so we can get back to him.

Greg Stigall stated if he has a picture by chance showing the plastic shed to please send it to us.

Kat Smith made a motion to send 3rd letter violations to our attorney. Randy Hudgins 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 5:44 p.m.

 4-1-24

Eddy Plummer, TVACC Secretary

Date

 4/1/24

Amanda Homesley, Association Manager

Date