

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, May 6, 2024

120 Corporate Drive, Bastrop, Texas 78602

Facebook Live at Tahitian Village

Present Board Member(s): Greg Stigall, Randy Hudgins, Eddy Plummer

Board Member(s) absent: Aaron Sanford and Kat Smith

Association Manager: Amanda Homesley

Time Meeting Called to Order: 5:30 p.m. by President, Greg Stigall

Public Present: David Carter, Charles Brading, Michele Plummer, David & Kathy Gross

Secretary's Report for April 1, 2024:

Randy Hudgins made a motion to approve the April meeting minutes as presented. Greg Stigall seconded the motion. A vote was taken, and the motion passed unanimously.

Treasurer's Report:

1. March Financials-

For March we had income to include \$2,100 in builder permit fees, \$550 in property owner permit fees, \$250 in violation fines, and \$793.81 in interest giving us a total of \$3,693.81 in income. For expenses, to name a few, we had \$300 for rent, \$102.61 for telephone, \$200 for the website, \$322.50 in legal fees, and \$30,480 for taxes. Total expenses were \$36,053.65 leaving us with a net income of -\$32,359.84.

Amanda Homesley stated she wanted to explain that it was for taxes for 2023. Our accountant stated that she was processing the payment, came back and told me to process it as it was not going to go through on her end, and it ended up processing both. Now we have a credit which we will eventually use for quarterly payments.

Eddy Plummer made a motion to approve the March financials as presented. Greg Stigall seconded the motion. A vote was taken, and the motion passed unanimously.

Randy Hudgins stated we have a cd that is matured and recommends that we just roll it over.

Greg Stigall made a motion to roll over the maturing cd at Edward Jones. Eddy Plummer seconded the motion. A vote was taken, and the motion passed unanimously.

Information Updates:

Greg Stigall announced that on May 18th there will be a chipping event in the parking lot. You can bring your brush and limbs up to 6" in diameter. You can also take some mulch if you'd like to.

Unfinished Business:

ACC Report given by Amanda Homesley

Permits issued for March 2024:

- 4 new homes
- 9 fences
- 0 pergola
- 0 decks/patio
- 0 shed
- 0 garages
- 0 retaining wall
- 0 driveway
- 0 pool
- 28 total homes permitted in 2024

Fines assessed to builders:

No porta-john	1
Trash site	2
No permits posted	2

New Business:

1. Discussion and possible action on senior scholarships.

Eddy Plummer made a motion to amend the December 2023 motion to remove the trade/technical school requirement from the scholarship by the ACC. Greg Stigall seconded the motion. A vote was taken, and the motion passed unanimously.

Eddy Plummer made a motion to give a \$2k scholarship to each of the seven scholarship applicants for the inaugural year of the scholarship program. This is the only year we are proposing to give all applicants a scholarship. Randy Hudgins seconded the motion. A vote was taken, and the motion passed unanimously.

2. Discussion and possible action on fence issue.

Amanda Homesley stated that they applied for a fence variance. The property is on a corner that is split by a driveway making it difficult to fence it in for our dogs. This is a 5 ft horizontal fence in front of the house. The ACC denied the fence variance because it is over the allowance per the guidelines.

David Gross stated it is our fault as they didn't come prior to, and this is after the fact.

Mr. Gross showed aerial pictures to the Committee of the fence. The elevations change and that is why we made the fence the way we did. The bottom rail is thick. One of our dogs can jump and this is another reason.

Randy Hudgins stated it is a very good-looking fence but the problem we have is that if we give you a variance then when someone else does it, then we have to give them one.

Wife Kathy stated we have a unique property.

Greg Stigall stated we had one not to long ago that went over the height limit and had to cut it down.

David Gross stated the prior owners had split rail and how is that aesthetically pleasing? This cost us \$17k and now \$3500 to cut a foot off of this and they are not guaranteeing it will not look like this.

The Akaloa side is full of trees and is on a 6ft embankment, is there something we can do?
Randy Hudgins stated we have limits on fences. The only way is to cut it down.
We have to go with the guidelines. If we give a variance, it will come back to get us later down the road.
Amanda Homesley stated I am not sure it even says in our guidelines state 4 ft, but the state law does.
Greg Stigall stated what types of fences.
David Gross how are we supposed to manage the dogs and the property?
Randy Hudgins stated here is what I would do but it would not give them near the running room. Fence the side off or the invisible fence.
David Gross stated we are talking aesthetics and would be a value.
Greg Stigall stated unfortunately this is over the limit.
David Gross stated we would have to fence both driveways if we had fenced the back yard but now, we have to butcher the fence and they can't guarantee it will look good. That is the whole reason for this design is because we were concerned about aesthetics.
Greg Stigall stated we will give you 3 months to fix it and if you need longer, please get with Amanda.
David Gross on this property, which is 3 lots, do you have a list of permits that the prior has on this property?
Amanda Homesley stated that we don't give past permits out.
David Gross stated how do I know that the rest of my house is in compliance?
Amanda Homesley stated when you went to the county, they can tell you what has been permitted.
I can look but I can't give you the paperwork on it. I can tell you if it was approved through the ACC if that is what you want to know. If it has been over 5 years, we can't get you on anyway.
If you come to the office, I can look it up for you.

Open Forum/Public Comment:

None

Greg Stigall 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. Greg Stigall seconded the motion. A vote was taken, and the motion passed unanimously.

The meeting was adjourned at 5:59 p.m.

 6-4-24

Eddy Plummer, TVACC Secretary Date

 6/3/24

Amanda Homesley, Association Manager Date