

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, December 2, 2024

120 Corporate Drive, Bastrop, Texas 78602

Facebook Live at Tahitian Village

Present Board Member(s): Greg Stigall, Aaron Sanford, Eddy Plummer,
Randy Hudgins 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: Charles Brading, David Carter, Charles Brown, Lois Hornbuckle, James Smith, Mary Zambrano, Rudy Herrera, Charles Rose

Secretary's Report for November 4, 2024:

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

Treasurer's Report:

1. October Financials

For October, our income includes \$10,150 in builder permit fees, \$600 in property owner permit fees, \$5,250 in violation fines, and a total of \$24,726.19 in income. For expenses, to name a few, office supplies of \$189.04, postage of \$58.08, rent of \$300, \$200 for the website, \$818.50 in legal fees, \$3,000 for the audit, and \$3,693.56 in payroll. Total expenses were \$18,810.97 leaving us with a net income of \$5,915.22.

Aaron Sanford made a motion to approve the October financials. Randy Hudgins seconded the motion. A vote was taken, and the motion passed unanimously.

2. Discussion and possible action on proposed 2025 budget.

Randy Hudgins stated 2024 income went from \$124k and we bumped it up to \$150K.

The expenses for 2024 were \$122,415 and will now be proposing \$149,350 for year 2025.

Kat Smith asked if the contract for the website was reviewed by the POA?

Amanda Homesley stated there is not an increase.

Aaron Sanford made a motion to approve the 2025 budget. Randy Hudgins seconded the motion. A vote was taken, and the motion passed unanimously.

Information Updates:

Holiday Contest is open until December 13th. Email the office if you are interested in participating.

Unfinished Business:

ACC Report given by Amanda Homesley

Permits issued for October 2024:

- 11 new homes
- 7 fences
- 2 pergola
- 1 decks/patio
- 4 sheds
- 0 garages
- 1 retaining wall
- 1 driveway
- 1 pool
- 76 total homes permitted in 2024

Fines assessed to builders:

Working after hours	1
No porta-john	2
No dumpster	1
No silt fencing	2

New Business:

1. Discussion and possible action on a fence variance request.

Mary Zambrano thanked everyone for having them. Living in Tahitian has been a dream and 4 years in the making for us. We officially moved in, in August.

We first want to apologize for the oversight of the fence permit. We were misinformed and were told if we used the correct materials we would be in compliance.

Rudy Herrera stated that we have a big 100lb dog and other dogs that roam the neighborhood. We have that for protection. We also have a new construction home next to us. We have a front yard that also functions as a back yard. We want to be in good standing. We also got signatures from all the neighbors, and they are good with it. We familiarized ourselves with the guidelines and feel we did everything except for (a) which was get the permit. Yall did note that (j) was the reason and that's where we are confused. It states that the fence must be decorative. We put caps on it, and we are going to paint it to match the trim. It also describes it to allow passage of a pet which is also subjective. We do know that cats, squirrels and smaller dogs can fit through. We hope to come to an assessment, agree on a fine and move forward.

Randy Hudgins asked how tall is the fence?

Mary Zambrano stated 4 ft. tall.

Kat Smith asked if they had a picture of the back yard?

Mary Zambrano stated no.

Rudy Herrera found a picture of the back yard and passed it around for all to see.

Kat Smith stated she has big dogs, so she understands and when we moved here she had to put up a fence up quickly. The problem is we have had other people who put a fence up and were required to take it

down. This is the same type of fence because this is not what the precedent has labeled as a decorative which would be the slats. I was hoping your back yard would have been more slanted but that is me and I am only one person. I know you invested money in it but so did the other people who had to take their fences down.

Randy Hudgins stated that it all goes down to if you would have come in to get a permit, you would have known all of that stuff.

Mary Zambrano stated we relied too much on our builder and are paying dearly for it now.

Randy Hudgins stated what if they picket it? I think doing this would make it pass in my opinion.

Discussion was had with different options.

Kat Smith stated it needs to look like a picket fence. This fence was denied in the past and they were made to take it down. It does mean incurring further costs, but it is probably not as expensive as having to pull something down and putting something new up.

Randy Hudgins stated you have a good start even for a picket fence.

Rudy Herrera stated we would need some time.

Amanda Homesley stated when you fill out an application and it is approved, it gives you 6 months to complete it.

Kat Smith stated if you could mock it up then we will remove the variance request and continue to stay in violation until you submit that new permit. Once that gets approved, you will have 6 months.

It just needs to comply with the rules and be consistent with others.

Kat Smith made a motion to suspend the variance request upon receipt of a new permit with a compliant fence. Randy Hudgins seconded the motion. A vote was taken, and the motion passed unanimously.

2. Discussion and possible action on donations.

Greg Stigall stated that the POA gave the \$35,500 in donations listed on the top of a form that was included in the ACC packet.

Kat Smith stated if you go through one of the applications, one was fully funded and was asking for a mail appeal and was given double that. So, if we are sticking with \$15k I would rather give to the other ones.

Greg Stigall stated we can add to or reimburse them. We have options.

Kat Smith said if POA wants to give that, let them give that. We have \$15k to also give. They didn't ask us for our input.

Randy Hudgins suggested we spread it also.

Kat Smith stated the Pines & Prairie Land Trusts is in the neighborhood and I would like to see that they get a larger amount and ESD is obviously very important in our neighborhood. I also know that Aaron is in favor of CASA stuff. The food pantry got doubled of what they requested, and it was for a mail appeal.

Greg Stigall stated I would like to see it be split between the three that were suggested earlier.

Randy Hudgins stated I am fine with that.

Kat Smith stated specifically to Pines & Prairie and ESD.

Eddy Plummer agrees.

Kat Smith stated I would like to see the \$15k split between the two.

Randy Hudgins stated, I would like to see some more go to CASA.

How about we split the \$15k between the three.

Kat Smith made a motion that with our \$15k budgeted for donations that Bastrop ESD2, Pines & Prairie Land Trusts and CASA receive \$5k each from the ACC. Randy Hudgins seconded the motion. A vote was taken, and the motion passed unanimously.

Open Forum/Public Comment:

Charles Brading stated that we had our Holiday Arts & Crafts event and it went very well. Everyone is looking forward to having it again next year.

Lois Hornbuckle asked if the requestors for donations are going to come and state what donations are for and how they impact Tahitian?

Greg Stigall stated they did come to the POA meeting and presented all of this.

Lois Hornbuckle stated she apologized as she did not make that meeting.

So, in the future, will they be at both meetings?

Greg Stigall stated they should be at both meetings.

Kat Smith stated that the problem is that the donation request is only in the Property Owners' Association name.

So, it needs to be amended so it can be determined who they are requesting it from.

Amanda Homesley stated that the POA and ACC need to get together and make some rules on donations.

Randy Hudgins stated maybe we need a special meeting for this. It would save them from having to attend two meetings.

Charles Rose asked if we were changing the amendments to allow metal building for the future or you all still opposed to them.

Randy Hudgins stated we are working on the guidelines right now.

Amanda Homesley stated it was going to be a while as it still must go through the attorney.

Charles Rose stated it was just a general question.

The ACC entered an Executive Session at 6:06 p.m.

The ACC reconvened in regular session at 6:20 p.m.

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

Kat Smith stated that there was a discussion on personnel and it was about holiday bonuses and we are opting to not participate in that because last year we said that if the POA did not include us in the discussion or the amounts that we would not agree to pay for a portion of it. Same thing with the donations. So as long as the POA decides on how much they want to do, they can pay for it on their own until they decide to include us into the discussions. We do value our employees and we are going to opt to show our appreciation at a different time of the year.

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

The meeting was adjourned at 6:21 p.m.

Eddy Plummer, TVACC Secretary

Date

Amanda Homesley, Association Manager

Date

2-3-25

2/3/25