

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 6, 2023

120 Corporate Drive, Bastrop, Texas 78602

Facebook Live at Tahitian Village

Present Board Member(s): Aaron Sanford, Randy Hudgins, Eddy Plummer

Board Member(s) absent: Greg Stigall

Association Manager: Amanda Homesley

Time Meeting Called to Order: 5:30 p.m. by Vice President, Aaron Sanford

Public Present:

Lois Hornbuckle, Tony & Tina Terry, James Smith, Michele Plummer

Secretary's Report for February 2023:

Aaron Sanford made a motion to accept the February 6, 2023, meeting minutes. Randy Hudgins seconded the motion. A vote was taken, and the motion passed unanimously.

Treasurer's Report:

1. January Financials-

We had \$78.11 in interest along with \$12,200 with permit fees from builders and \$450 of permit fees from property owners giving a total of \$14,728.11 in total income.

For expenses, which include rent for \$300, the website for \$200, office supplies for \$78.99, payroll for \$3457.57, legal expenses of \$467.50, and quarterly taxes of \$3935. Total expenses were \$8,752.35 leaving a Net income of \$5,975.76.

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

2. Discussion and possible action on moving expired cd money.

Randy Hudgins recommendation was to close the Frontier money market account that has a little over \$50K and to add \$100k from the Roscoe State Bank and transfer it to Edward Jones for 2 years at 4.9%.

Aaron Sanford made a motion to approve the recommendation of closing the Frontier money market account that has a little over \$50K and to add \$100k from the Roscoe State Bank and transfer it to Edward Jones for 2 years at 4.9%.

Eddy Plummer seconded the motion. A vote was taken, and the motion passed unanimously.

Unfinished Business:

ACC Report given by Amanda Homesley

Permits issued for January 2023:

- 4 new homes
- 9 fences
- 0 pergola
- 0 decks/patio
- 4 sheds
- 2 garages
- 0 retaining walls
- 0 driveways
- 0 pool
- 4 total homes permitted in 2023.

Builder Violation Report for January:
Trashy Site:1

New Business:

1. Discussion and possible action on adding a committee member.

Amanda Homesley stated we had one person that submitted paperwork for the open ACC position and that was from Kat Smith. She will be joining the ACC. If you will come up and join the Committee tonight.

2. Discussion and possible action on Bastrop County permitting.

Randy Hudgins stated we still need a response from the County.

Amanda Homesley asked that they state what this is about so everyone will know.

Randy Hudgins stated we are wanting to know if we have to send everyone to the County for every permit. I understand that if you are in a flood zone then you have to but as of right now we are sending everyone.

Aaron Sanford stated we send people for shed and or concrete pads and I have had meetings with them to find out where it is a law and have also sent this to our attorney and the in the past the county stated it is not a requirement but a request. They have not showed us anything and I have requested it for 16 months. Eddy Plummer asked if we blow the county off, can they come back on us?

Randy Hudgins stated, I don't know.

Aaron Sanford stated my argument is that this only changed a year and half ago. Why would it matter?

Randy Hudgins stated maybe we should permit with the ones inside of the flood zones.

Aaron agrees.

Amanda Homesley stated a year and half ago we didn't send anyone to county prior to us other than New Home builds.

Kat Smith stated when I was in a meeting a long time ago, it was a request with Brenda Retzlaff who was with the County.

Randy Hudgins says he would still like to get more information on this.

Kat Smith stated I would not mind having some more information. I have heard some talk about it. I would like to have some records as I am unclear. I don't know the ramifications of this.

Aaron Sanford stated that Jan and Greg had a meeting with the county at some point.

Kat Smith asked that we could present and propose so we have the information. Maybe after that and the discussion we can decide what to do.

Lois Hornbuckle stated as you take this time, I suggest you approach Mr. Bragg and ask what our legal

standing is.

Charles Brading stated to suggest getting a current FEMA floodplain map.

Kat Smith is suggesting that when you have a presentation, to have a physical map.

Randy Hudgins stated we need to notify the county engineer.

Amanda Homesley stated we have.

Aaron Sanford stated my biggest argument is that I want to send it to Mr. Bragg.

Kat Smith asked how many times have you requested this information?

Amanda Homesley stated we had a meeting with him, requested it a second time and today Mel Hamner emailed him and have not heard from him.

Kat Smith asked Aaron are you wanting Mr. Bragg to make the contact with the county since multiple request have been attempted?

Aaron Sanford stated I want him to basically look it over to see if it is a requirement.

Kat Smith made a motion to send to Mr. Bragg to check legality of the permitting process. Eddy Plummer seconded the motion. A vote was taken, and the motion passed unanimously.

Open Forum/Public Comment:

Michele Plummer stated the only time the permitting process was brought up was in Sept/Oct 2021 meeting minutes, months after they were approved when Michele Anderson and Greg talked about redoing permit fees because of the flood zone redo. It was put in the minutes, but no one was ever notified.

So, people were getting bids and spending more money not knowing the additional cost.

Aaron Sanford asked was there ever a motion to get this changed?

Eddy Plummer stated it was something they slid under the rug.


Amanda Homesley stated this Committee will do it right.

Kat Smith the leg work has started and its public. It's clearly stated what the goal is and to get an answer.


Tony Terry once the ground work is set for this, is it possible to talk to the county and take on the process of permitting. The option to work together.

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

The meeting was adjourned at 5:58 p.m.


Eddy Plummer, TVACC Secretary

Date


Amanda Homesley, Association Manager

Date

4/3/2023