

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, Oct 7, 2024

120 Corporate Drive, Bastrop, Texas 78602

Facebook Live at Tahitian Village

Present Board Member(s): Greg Stigall, Aaron Sanford, and Randy Hudgins

Board Member(s) absent: Eddy Plummer and Kat Smith

Association Manager: Amanda Homesley

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

Public Present: Charles Brading, David Carter, David Jones

Secretary's Report for September 9, 2024:

Aaron Sanford made a motion to approve the September meeting minutes. Greg Stigall seconded the motion. A vote was taken, and the motion passed unanimously.

Treasurer's Report:

1. August Financials-

For August we had income to include \$11,100 in builder permit fees, \$800 in property owner permit fees, \$5,250 in violation fines, and \$799.13 in interest giving us a total of \$17,949.13 in income. For expenses, to name a few, we had \$300 for rent, \$78.17 for office supplies, \$200 for the website, \$1,045 in legal fees, \$2,000 for scholarships, and \$3,490.50 for D&O insurance. Total expenses were \$11,567.47 leaving us with a net income of \$6,381.66.

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

2. Discussion and possible action on 2 CD's expiring at Edward Jones.

Randy Hudgins stated that he hasn't spoken to anyone yet as we have another week or so and he would like to do them altogether. We also need to move some money out of one of the bank accounts. So, I would like to add that as well.

Greg Stigall stated he would like to pull \$150k from the Roscoe bank account.

Discussion of how long they should put into CD's were discussed.

Greg Stigall suggested we go ahead and pull the \$150K money out of Rocoee bank and go ahead and put it into a 6-month cd at Edward Jones.

Aaron Sanford made a motion to approve that the \$150k be pulled from Roscoe Bank and be put into a 6-month cd at Edward Jones. Randy Hudgins seconded the motion. A vote was taken, and the motion passed unanimously.

Information Updates:

Greg Stigall stated that Clean Sweep is October 19th from 8-noon. We still need volunteers if you would like to come out.

There is a chipping event on November 2nd from 8-noon.

Unfinished Business:

ACC Report given by Amanda Homesley

Permits issued for August 2024:

- 8 new homes
- 12 fences
- 0 pergola
- 1 decks/patio
- 1 shed
- 0 garages
- 1 retaining wall
- 1 driveway
- 0 pool
- 65 total homes permitted in 2024

Fines assessed to builders:

Working after hours	5
Trashy site	1
No porta-john	1
No silt fence	4
Music too loud	1
Failure to post required information	1

New Business:

None

Open Forum/Public Comment:

Charles Brading stated that some CD's have a force of closure if the interest rates drop to low.

Mary Jo was going to look into that for us.

Randy Hudgins stated he would look into that as well. He noticed that the shorter terms have the higher interest.

David Jones has permit questions. I have an existing patio, and it does not have a cover on it. I talked to Amanda and she stated that I had to go to County first. I spent most of the afternoon chasing them around but their stuff is like new buildings. Am I missing something?

Amanda Homesley stated they consider it a structure because you are covering it.

Greg Stigall stated they have their rules, and we have ours. If the concrete was not permitted, then they would need to.

Amanda Homesley stated they would call the concrete, just concrete and the top, a patio/covering.

Greg Stigall and Randy Hudgins stated they didn't know why it would need to be permitted since the concrete was already there.

Amanda Homesley stated they are going to tax it, that is why they are doing it. It is the value of it.

David Jones stated I will go through the process and see what happens.

EXECUTIVE SESSION

The ACC entered an Executive Session at 5:49 p.m.
The ACC reconvened in regular session at 5:54 p.m.

Aaron Sanford 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.

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

The meeting was adjourned at 5:54 p.m.

 11-4-24

Eddy Plummer, TVACC Secretary Date

 11/4/24

Amanda Homesley, Association Manager Date