

**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, February 3, 2025**  
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: None  
Association Manager: Amanda Homesley

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

The first thing we need to do is to appoint two new committee members. We had two openings, and no one turned in a packet but had two that came in after the deadline. The committee has accepted those. One is Eddy Plummer who is not here tonight and the other is Annette Gast.

**Public Present:** Lois Hornbuckle, Pierre Wilson, Annette Gast

**Secretary's Report for December 2, 2024:**

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

**Treasurer's Report:**

**1. November Financials**

For November, our income includes \$4,300 in builder permit fees, \$500 in property owner permit fees, \$1,000 in violation fines, and \$3,432.82 in interest, for a total income of \$9,232.82. For expenses, to name a few, we had \$300 for rent, \$200 for the website, \$760 in legal fees, \$4,002.58 in payroll, and \$261 for general insurance. Total expenses were \$6,302.95 leaving us with a net income of \$2,929.87.

**Aaron Sanford made a motion to approve the November financials. Greg Stigall seconded the motion. A vote was taken, and the motion passed unanimously.**

**2. December Financials, our income includes \$395.07 in interest, \$7,500 in builder permit fees, \$1,150 in property owner permit fees, and \$1,750 in violation fines for a total income of \$10,795.07.**

For expenses, to name a few, we had \$300 for rent, \$200 for the website, \$1,427.50 in legal fees, \$3,920.86 in payroll, and \$15,000 in donations. Total expenses were \$22,258.90, leaving us with a net income of -\$11,463.83.

**Aaron Sanford made a motion to approve the December financials. Greg Stigall seconded the motion. A vote was taken, and the motion passed unanimously.**

**Information Updates:**

None

**Unfinished Business:**

ACC Report given by Amanda Homesley

**Permits issued for December 2024:**

- 12 new homes
- 15 fences
- 1 pergola
- 1 decks/patio
- 7 sheds
- 0 garages
- 0 retaining wall
- 1 driveway
- 1 pool
- 98 total homes permitted in 2024

**New Business:**

1. Discussion and possible action on drainage issue.

The resident cancelled as she is going to get with the neighbor and contractor.

**Open Forum/Public Comment:**

Lois Hornbuckle stated that I know you all have been working on the ACC Guidelines, and I think it would be prudent to look at stuff that has been going on with the California fires. Paradise that burned a few years ago is doing a bunch of stuff with their rebuilds and the current fires. They are looking at something called ICF (insulated concrete forms), metal type structures, and adobe use. A lot of those are fire resistant. That might be something you may want to look into, especially the materials and take that into consideration. They were having problems getting insured and building with these materials has assisted them in getting insurance.

Pierre Wilson stated that he mentioned a couple weeks at the POA meeting about the lot on the corner of Tahitian Dr. and Hwy 71. There was a big truck there that has since been moved but the weeds in that are still growing and so are the ones on the other side of Bits and Pieces. Have the property owners been contacted to clean that up?

Amanda Homesley stated that as an undeveloped property we do not make them clean the property up. Until the deed restrictions changes, which means 2/3 of the property owners would need to vote to make that happen then it can't happen. Charles Brading stated at the Annual Meeting that he would contact our attorney to see where or if we can move forward with that. The lots are considered undeveloped lots.

Pierre Wilson asked if Charles had contacted our attorney yet?

Amanda Homesley stated I don't know that answer.

Annette Gast stated I have a question because I am new. Who is dealing with all the trees because of possible fires? Is the ACC or POA? I know from my past there have been fire belts but there are none here. What is the deal with that. The lots that are not buildable should be clear and pursued as a fire belt. Again, I am not sure if this is ACC or POA but understand that these other things are really important.

Greg Stigall stated per the deed restrictions we can't tell someone that they have to clean up their lot. Annette Gast asked if there were any control burns. I am curious about the preserve area and who would clean that area up.

Amanda Homesley stated not in the Tahitian area.

Lois Hornbuckle stated that it is a wildlife preserve and there is only a certain amount they will clear because they want to keep it as natural as possible. If you have concerns, you can contact Pines & Prairie.

Pierre Wilson stated now is the time to bring it up, not after a fire. Eventually, a fire will come.

For example, there was a building on the corner lot, is that considered a developed lot?

Amanda Homesley stated no, it is not because there is no house on it.

Greg Stigall stated that he urges anyone who is concerned about fires to contact the fire department as they have a lot of information about fires and how to protect against them. They can send someone out to assess your property on fire mitigation.

Amanda Homesley stated as a reminder that Mac stated he had made a report to the City of Bastrop about that lot and recommended that everyone call in and do the same so maybe they would respond quicker.

**Aaron Sanford made a motion to send 3<sup>rd</sup> 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 5:49 p.m.

 3-3-25

Eddy Plummer, TVACC Secretary                      Date

 3/3/25

Amanda Homesley, Association Manager                      Date