

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, April 7, 2025

120 Corporate Drive, Bastrop, Texas 78602

Facebook Live at Tahitian Village

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

Board Member(s) absent: Annette Gast

Association Manager: Amanda Homesley

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

Public Present: Michele Plummer, Charles Brading, Ron Whipple

Secretary's Report for March 3, 2024:

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

Treasurer's Report:

1. February Financials

For February, our income includes \$407.68 in interest, \$10,100 in builder permit fees, \$1,000 in property owner permit fees, \$500 in violation fines and \$90 in check fees giving us a total income of \$12,097.68. For expenses, to name a few, we had \$300 for rent, \$1,515.40 in legal fees, \$4,284.58 in payroll, and \$600 for accounting fees. Total expenses were \$7,277.95 leaving us with a net income of \$4,819.73.

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

Information Updates:

Clean Sweep will be on April 12th from 8-noon. Volunteers are still needed.

Unfinished Business:

ACC Report given by Amanda Homesley

Permits issued for February 2025:

- 8 new homes
- 6 fences
- 0 pergola
- 1 deck/patio
- 1 shed
- 1 garage
- 1 retaining wall
- 1 driveway

- 0 pool
- 15 total homes permitted in 2025

New Business:

1. Discussion on tree standards.

Ron Whipple stated that a couple streets over from where he lives on Mahalo, some lots were clear cut. I have some questions about that. It really bothers me to see our forest disappearing. I know that we have some tree protection. Amanda has made some copies for you all. As you can see there is no vegetation left on the lots. I went to Bastrop City planning and zoning meeting and they told me that deed restrictions take precedence over the City. I believe the Google Earth photo shots have been within 7 years and it shows that those lots were heavily wooded because it now shows my house on my lot. My questions are: Was this permitted in advance and was there a tree survey done to see if there were any qualifying trees that should have been protected at least on the perimeter of the lot?

Amanda Homesley answered yes, this particular one did have a permit before he cleared.

Ron Whipple asked so there were no trees that could have been preserved?

Amanda Homesley stated we don't require them to do tree surveys.

Greg Stigall stated that we don't require them to do a tree survey. The tree policy was put in place so a builder wouldn't go out there and clear cut before getting a permit.

Ron Whipple stated that the deed restrictions state that clear cutting is not permitted.

Greg Stigall stated that there is no fine for this. The fine is clear cutting and not having a permit.

Another issue we have seen is with smaller lots that require septic, they have to clear the trees to put the house and the septic system on the lot.

Ron Whipple stated the City is adopting a very strict rule and fining \$400 inch on trees.

Greg Stigall stated we are currently working on the guidelines, and this is one of the things we will be working on.

Ron Whipple asked if we would be considering a tree survey?

Greg Stigall stated yes, there has been slight discussion on that.

Ron Whipple stated my concern is the loss of the forest. Tahitian Village is turning into suburbia.

Open Forum/Public Comment:

None

EXECUTIVE SESSION

The ACC entered an Executive Session at 5:43 p.m.

The ACC reconvened in regular session at 5:58 p.m.


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

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


Eddy Plummer, TVACC Secretary

Date

5-5-25


Amanda Homesley, Association Manager

Date

5/5/25