

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, May 5, 2025

120 Corporate Drive, Bastrop, Texas 78602

Facebook Live at Tahitian Village

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

Board Member(s) absent: Eddy Plummer

Association Manager: Amanda Homesley

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

Public Present: Charles Brading, Jaime Torres, David Gross

Secretary's Report for April 7, 2024:

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

Treasurer's Report:

1. March Financials

For March, our income includes \$368.50 in interest, \$10,400 in builder permit fees, \$700 in property owner permit fees, \$4,250 in violation fines, and \$6,000 in legal settlement fees giving us a total income of \$21,052.61. For expenses, to name a few, we had \$300 for rent, \$835.50 in legal fees, \$3,554.65 in payroll, and \$200 for website fees. Total expenses were \$5,289.33 leaving us with a net income of \$15,763.28.

Aaron Sanford made a motion to approve the March financials. Annette Gast seconded the motion. A vote was taken, and the motion passed unanimously.

2. Discussion and possible action on expiring CD's.

Randy Hudgins stated we have two CD's that has expired and one that is about to.

We probably just need to renew them. I talked to Adam the other day and he said they are paying around 4%. A total of \$364k that we need to roll over.

Aaron Sanford made a motion to renew the expiring CDs into the following: \$150k CD into a 6-month CD, \$100k CD into a 1-year CD, \$114k CD into a 1-year CD. Annette Gast 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 March 2025:

- 10 new homes
- 13 fences
- 0 pergola
- 4 deck/patio
- 2 sheds
- 0 garage
- 0 retaining wall
- 0 driveway
- 1 pool
- 25 total homes permitted in 2025

New Business:

1. Discussion and possible action on a fine.

Amanda Homesley stated that he started construction without a permit on Nene along with a Cease & Desist. He did have a skid-steer.

Jaime Torres stated that initially he went to clear some brush and one thing led to another. He cut the trees with a chainsaw. It was more than he could carry so he decided to bring the skid-steer to load it up on his flat bed trailer. I didn't know I couldn't do that. There was also brush on the backside that others builders pushed on the back of the lot. I cleaned that up as well.

Amanda Homesley stated you can clear the underbrush with a chainsaw but no big heavy equipment and moving of the dirt without a permit.

Annette Gast questioned Jamie, what kind of dirt was moved.

Jaime Torres stated that there was a builder a couple lots away who was getting rid of dirt and since there was a slope, he spread it on his lot.

Randy Hudgins asked if he was planning on building on this lot?

Jaime Torres answered, no.

Aaron Sanford stated I am not for it. He is not a builder.

Amanda Homesley stated that anybody can build on their lot. Anyone can build and sub-contract the work out.

Annette Gast stated that a skid-steer is not heavy equipment.

Aaron Sanford stated there are multiple people that own skid-steers here in the village and use it for their own personal use.

Aaron Sanford makes a motion not to fine.

Randy Hudgins makes a motion to half the fine.

Annette Gast makes a motion to charge \$1k for the Cease & Desist.

Randy Hudgins seconded the motion. A vote was taken, and the motion passed unanimously.

Open Forum/Public Comment:

Charles Brading stated that the reason the shorter-term CD's are higher interest rates are because when they expire, they believe the interest rate will drop when you renew.

EXECUTIVE SESSION

The ACC entered an Executive Session at 5:47 p.m.

The ACC reconvened in regular session at 5:56 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.

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

The meeting was adjourned at 5:57 p.m.

 6-2-25

Eddy Plummer, TVACC Secretary

Date

 6/2/25

Amanda Homesley, Association Manager

Date