

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, July 7, 2025

120 Corporate Drive, Bastrop, Texas 78602

Facebook Live at Tahitian Village

Present Board Member(s): Greg Stigall, Randy Hudgins, Eddy Plummer and Annette Gast

Board Member(s) absent: Aaron Sanford

Association Manager: Amanda Homesley

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

Public Present: Charles Brading, Michele Plummer, Randy Lorenson, Julie Ton

Secretary's Report for June 2, 2025:

Eddy Plummer made a motion to approve the June meeting minutes. Randy Hudgins seconded the motion. A vote was taken, and the motion passed unanimously.

Treasurer's Report:

1. May Financials

For May, our income includes \$8,421.06 in interest, \$8,250.00 in builder permit fees, and \$950 in property owner permit fees, giving us a total income of \$18,121.06.

For expenses, to name a few, we had \$300 for rent, \$729.50 in truck insurance, \$4,188.25 in payroll, and \$200 for website fees. Total expenses were \$6,198.38, leaving us with a net income of \$11,822.68.

Eddy Plummer made a motion to approve the May financials. Annette Gast seconded the motion. A vote was taken, and the motion passed unanimously.

Information Updates:

Clean Sweep will be on July 19th from 8-noon and volunteers are still needed.

Unfinished Business:

ACC Report given by Amanda Homesley

Permits issued for May 2025:

- 8 new homes
- 8 fences
- 0 pergolas
- 2 decks/patio
- 2 sheds
- 0 garage
- 0 retaining wall
- 0 driveway
- 1 pool

- 34 total homes permitted in 2025

New Business:

1. Committee discussion and possible action on audit review.

Amanda Homesley stated that she went out for bids for our annual review. Medack & Oltmann is unable to do it this year. I received a bid from DK Partners in Austin that will do both the POA and ACC for \$9k-\$11k. I also received a bid from Seidel & Schroeder in Brenham that will do it for \$10k each for POA and ACC. POA has decided to go with DK Partners and I wanted to check with ACC to see who they wanted to use.

Randy Hudgins made a motion to use DK Partners to do the annual review. Eddy Plummer seconded the motion. A vote was taken, and the motion passed unanimously.

Open Forum/Public Comment:

Randy Lorensen stated that his wife is a gardener, and she has raised beds. We also have a fence around it that you all consider a temporary fence. I keep getting letters about it. I assume temporary fences are not allowed because they are an eyesore, but I don't think anyone thinks this.

Randy Hudgins stated that if we allow this then everyone will want one. You have two choices; you can either take it down or build a privacy fence around it to hide it. I am not saying you have to fence in your entire yard, just around that temporary fence. You have already had it for 5 months and you want to keep it until December and that is almost a year. There is no way we can extend this as we have given you extra time already.

Annette Gast stated we are empathetic about your situation. That is why we have a committee to ensure that the neighborhood stays consistent.

Greg Stigall stated I suggest you look over the guidelines for fences and if you have any questions then contact the office.

Eddy Plummer made a motion to send 3rd letter violations to the attorney. Annette Gast seconded the motion. A vote was taken, and the motion passed unanimously.

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

The meeting was adjourned at 5:45 p.m.

Eddy Plummer, TVACC Secretary

Date

Amanda Homesley, Association Manager

Date