

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, August 4, 2025

120 Corporate Drive, Bastrop, Texas 78602

Facebook Live at Tahitian Village

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

Eddy Plummer and Annette Gast

Board Member(s) absent: None

Administrative Assistant: Pamela Ferguson

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

Public Present: Charles Brading, Tina & Tony Terry, David Carter, Robert Jaster, Devereaux Mathers, Gail & Deborah Hess, Michele Plummer

Secretary's Report for July 7, 2025:

Eddy Plummer made a motion to approve the July meeting minutes.

Annette Gast seconded the motion. A vote was taken, and the motion passed.

Treasurer's Report:

1. June Financials

For June, our income includes \$504.04 in interest, \$5,700.00 in builder permit fees, \$750 in property owner permit fees, and \$4,000 in violation fines, giving us a total income of \$10,954.04. For expenses, to name a few, we had \$300 for rent, \$977.77 for truck maintenance, \$4,004.97 in payroll, and \$200 for website fees. Total expenses were \$7,118.18, leaving us with a net income of \$3,835.86.

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

Information Updates:

None

Unfinished Business:

ACC Report given by Pam Ferguson

Permits issued for June 2025:

- 7 new homes
- 8 fences
- 3 pergolas
- 3 decks/patio
- 4 sheds
- 0 garage
- 0 retaining wall

- 0 driveway
- 0 pool
- 49 total homes permitted in 2025

New Business:

1. Committee discussion and possible action on fence installation.

Robert Jaster stated this has been ongoing for a month now with the neighbors. They built the house and are now trying to sell it. I have been trying to get Amanda to uphold the guidelines for the privacy fence installation where you are not supposed to see the post on the outside. Now there is a 4-6" strip in between the fence where grass is going to grow in between.

Randy Hudgins stated there is no real way to build a privacy fence and butt it up to another one when they are side by side.

The guidelines that have been published and y'all have been elected to uphold is not being done.

Greg Stigall stated that the staff does actually go out and inspect and takes pictures. We have agreed that the post on your side of the fence is acceptable. That part is done.

Robert Jaster stated the other issue now is that the house is built 1 foot off of the property line.

That is going against the deed restrictions of the neighborhood. 1.03 in the deed restriction.

Randy Hudgins stated a variance was given for this.

Open Forum/Public Comment:

Robert Jaster stated that I think there should be different stages of permitting through the ACC.

Greg Stigall stated none of us are certified inspectors.

Robert Jaster stated that is where the permit money comes in to play to have third party inspectors come in.

Greg Stigall stated there are 3 inspections required to get your deposit back. The County doesn't require them, and the city requires their own. If we do that, that makes us liable.

Charles Brading stated that once Bluebonnet releases the easement then that is really all that needs to be done.

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

9-8-25

9/8/2025