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, October 5, 2026
120 Corporate Drive, Bastrop, Texas 78602
Facebook Live at Tahitian Village

Present Board Member(s): Randy Hudgins, Annette Gast, and Brendan Harvey
Board Member(s) absent: David Kozieja and Eddy Plummer
Association Manager: Amanda Homesley

Time Meeting Called to Order: 5:34 p.m. by President, Randy Hudgins

Public Present: Tom Clayton, Jeff Vogele, Maria Miller, Pamela Delarosa, Greg Stigall and Daphne Gates

Secretary's Report for September 14, 2026:

Brendan Harvey made a motion to approve the September meeting minutes. Annette Gast seconded the motion. A vote was taken, and the motion passed unanimously.

Treasurer's Report:

1. August Financials
   For August, our total income was $25,974.83. Our total expenses were $9,155.41 which left us at a net income of $16,819.42. For a more thorough breakdown, please refer to the Profit & Loss report.

   Brendan Harvey made a motion to approve the August financials. Annette Gast seconded the motion. A vote was taken, and the motion passed unanimously.

Information Updates:
National Night Out will be held on October 6th at Bastrop River Club at 636 Riverside from 5:30-8:30. Please come out to meet your Tahitian neighbors, local first responders and enjoy good food and entertainment.

Clean Sweep will be held on October 17th from 8:00-Noon. We need volunteers and if you would like to sign up, please contact the office.

Unfinished Business:
ACC Report given by Amanda Homesley

Permits issued for August 2026:

- 10 new homes
- 7 fences
- 0 pergola
- 1 deck/patio
- 2 sheds
- 0 garage
- 0 retaining wall

- 0 driveway
- 0 pool
- 60 total homes permitted in 2026

New Business:

1. Discussion and possible action on Building Guidelines.

The motion to approve revised Building Guidelines was made on Slack on 9/15/2026 by Eddy Plummer, seconded by Brendan Harvey. A vote was taken and it passed unanimously.

Randy Hudgins stated we have been working on these for over a year to get approved. We had to file these with Bastrop County, and they have now been approved as of October 1st.

Open Forum/Public Comment:

Pamela Delarosa stated that there continues to be new homes built but there is a water shortage and every year we have to do water rationing. Why do we continue to see homes being built if we can't maintain the water?
Randy Hudgins stated you probably need to go to a Water Meeting on. We cannot stop approving homes. The Water District is working on adding bigger lines and adding a water tower. This is the first time since living here in 17 years that we have been under restrictions.
Amanda Homesley stated that the Water Meeting is the 3rd Thursday of each month.
Also, homes were already approved through the county prior to them getting to the ACC.

Daphne Gates asked about painting color of the houses and hypothetically…
Amanda Homesley interjected and stated we are in a lawsuit with you mam' and we are not going to get in a dispute here in this meeting.
Daphne Gates stated this is just general knowledge and a public meeting and am wondering how you get neighboring input.
Amanda Homesley stated the Building Guidelines have been approved as of October 1st. They don't have to go out to the public for approval. Whoever volunteers for the Committee is who approves the Building Guidelines.
Daphne Gates stated you don't ask the residents?
Amanda Homesley stated that is correct.
Randy Hudgins stated all the people on here are volunteers and the people. This is the first time there have been changes in over 5 years.
Daphne Gates, when was the last time new language was put in it?
Amanda Homesley, stated 2020. They have been working on this version for over a year. It then went to the attorney to bless it.
Daphine Gates said what if the community has issues. What do you do?
Brendan Harvey stated if there are issues, we discuss it, flag it as an item and will discuss it in the next meeting. They will be reviewed and discussed.
Daphne Gates stated, is there an itemization of what was changed vs what is new.
Amanda Homesley stated, no but you can see both versions.
Brendan Harvey stated, is there anything that needs to be recorded or are we clear to proceed?

Jeff Vogele stated he feels like he is in his forever home. However, it is not perfect. The back patio is dangerous, and the fence needs some replacing/repairing and needs to know if I need a permit.
Amanda Homesley answered, yes and the permit is good for 6 months.
Jeff Vogele asked if it was just things visible from the street.
Amanda Homesley answered, no.
Jeff Voegele asked guideline questions on what projects needed permitting such as foundation repair or installing a koi pond.

EXECUTIVE SESSION
None

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

Brendan Harvey made a motion to adjourn. Annette Gast seconded the motion. A vote was taken, and the motion passed unanimously.

The meeting was adjourned at 6:04 p.m.

[redacted] 11·2·26.
Annette Gast, TVACC Secretary Date

[redacted] 11/2/26
Amanda Homesley, Association Manager Date