

WPOA Monthly Board Meeting
Minutes

DATE: February 19, 2025

LOCATION: WPOA Office, 106 Pleasant Valley Road, Wimberley, TX 78676

IN ATTENDANCE

- C. Cutler (V. President)
- M. Mitchell (Secretary)
- D. Oertell
- G. Massey (President)
- L. Little (Treasurer)
- S. Carrara
- T. Potts

ABSENT

- S. D'Angelo

GENERAL MEMBERS: 2

CALL TO ORDER | 7:00 PM

The meeting was called to order by G. Massey. Pledge recited. Greetings extended to general members.

APPROVAL OF AGENDA

Motion: S. Carrera

2nd: T. Potts

APPROVAL OF MINUTES

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AGENDA ITEMS

1. President Report (G. Massey)

1.1. Nothing to report

2. Treasurer Report: (L. Little)

2.1. P&L looking good in January

2.2. Budget vs. actual: on track

2.3. Activity: 55 deposits in January (mostly HOA dues followed by resale certificates)

2.3.1. Late fee (\$25) added to all the items above that had not been paid as of Feb. 10.

2.3.2. Lien foreclosure is possible after 4 years of missed dues on a single property.

2.3.3. Unsure the current % of dues that have been collected thus far this year.

2.3.4. Approximately 1900 homeowners = ~\$220K annual due income

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COMMITTEE REPORTS

3. Road Committee (G. Massey)

- 3.1. 7 of 12 roads done
- 3.2. Eagle Rock is next after finishing the current section of work
- 3.3. The goal is to have all streets with chip and seal
- 3.4. Some property lines run to the street – patching up to 2’ on sides of streets to expand road a bit

4. ACC Committee (Eichelberger)

- 4.1. Last month slow
- 4.2. 1 house permit issued in January
- 4.3. 2 applications pending approval (need more information) in Shady Bluff
- 4.4. 4 fences approved
- 4.5. 2 storage structures approved
- 4.6. 2 decks approved
- 4.7. Cindy back on ACC board – she’s good with deed restrictions – she’ll help with Red Tags (parking and storage violations)
- 4.8. A homeowner contacted him about abandoned structures in Fallbrook: pump equipment left behind from a swimming pool/fountain. The homeowner asked if WPOA would fund/pay for removal. NO ACTION AT THIS POINT.

5. Parks Committee (T. Potts, S. Carrera*, D. Oertell*)

- 5.1. He’s walked and driven through the park a few times in the past month.
- 5.2. Nothing visible appears ready to break. He reinforced some climbing equipment.
- 5.3. Due to J. Porterfield resignation, a new selectee is needed for designing and implementing new park playground equipment. S. Carrera and D. Ortell volunteered to come on board the Parks Committee.
- 5.4. L. Little: recommend waiting until mid-year once roads are done.
- 5.5. Dog Park: very popular. A 2nd dog park would be possible with fences and a gate added to the current park.
- 5.6. Security cameras: move to Executive Session.
- 5.7. *Volunteered and added to Committee during this meeting.

6. Yard of the Month (S. Wild)

- 6.1. Jerry and Carolyn Cole (February) won YOM.

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6.2. Wild Park (Parcel 31):

- 6.2.1. 5-person committee met today to discuss vision and goals >> park or trail possibilities
- 6.2.2. Step 1: any violations need to be Red Tagged
- 6.2.3. Step 2: Shady Bluff Ct segment can be easily cleared (Saturday, March 22)
- 6.2.4. Step 3: Gulf Crest and then walking trail (2025)
- 6.2.5. Request to Board: \$\$ for picnic benches. ~\$350 each. There are some buckets to draw from in the budget already.
- 6.2.6. Put out a notice to the neighborhood that it will be open soon.
 - 6.2.6.1. Announce on Constant Contact
- 6.2.7. Small library on property to make it more appealing.
- 6.2.8. C. Cutler: recommend local neighbors be supportive and involved in planning process so that they have ownership of decisions and are part of development. We should be reaching out to county first for everything.
- 6.2.9. S. Carrera: Lion's Club is willing to donate money to projects depending on where and what.

7. Social Committee (S. D'Angelo*, C. Valentin*)

- 7.1. Easter Egg Hunt April 1 or 2. Possible
- 7.2. *Volunteered and added to committee during this meeting.

8. Welcome Wagon and Litter Picking (S. D'Angelo)

- 8.1. 5 Welcome bags need to be delivered
 - 8.1.1. Litter pick-up recommended for March 22nd (Spring Break week).
 - 8.1.1.1. Announce on Constant Contact

9. Communications (M. Mitchell)

- 9.1. Nothing to report at this juncture.

10. Announcements: Public Comments

- 10.1. David Baker: president of non-profit Watershed Reserve. Woodcreek North has more impact on Jacob's Well and other water areas than other neighborhoods. Intervened in Aqua's rate increase charge case. We should see credit on the upcoming water bill due to overcharges (\$9M in refunds). September: Aqua is planning to raise rates again using different methodology. 6 miles of trails being mapped out (Karst Canyon Preserve). Losing ~\$2M/year that is going to Aqua. If the right plan could be put in place, then that money could be reinvested locally.

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ADJOURN TO EXECUTIVE SESSION | 8:45 PM

Motion: M. Mitchell

2nd: S. Carrera

Discussed security and board membership.

MOTION TO ADJOURN | 9:29 PM

Motion: G. Massey

2nd: T. Potts

Respectfully Submitted,

Mark Mitchell

Secretary

A handwritten signature in black ink, appearing to read 'Mark Mitchell', written over a horizontal line.