

**WPOA Monthly Board Meeting
Minutes
January 24, 2024
WPOA Office 106 Pleasant Valley Road**

Attendance: Valentin, Peterson, Potts, Porterfield, Carrara and Massey
Absent- Little, D'Angelo Present ACC- Eichelberger

General Members: 4

Call to Order- (Valentin) 7:00 Pledge recited. Guests welcomed.

Approval of Agenda- (Peterson) **Amended Motion-** Potts, Second- Carrara, passed.

Approval of Minutes Nov 15, 2023 (Peterson) Motion- Carrara, Second- Porterfield, passed.

2024 Budget- (Valentin) discussed, board approved

2024 Meeting Schedule (Peterson) discussed and board approved

2024 Fee Schedule (Valentin) increase Statement of Account from \$175 to \$200 and Lien Filing Fee from \$50 to \$75, all others remain the same as 2023. Approved.

President Report: (Valentin) Update on Raise the Flag for Eagle Rock, Discussed Aqua

suining Hays Trinity Groundwater, Aqua has not provided any start dates for proposed work, Encouraged owners to contact Aqua at CLBlanchette@aquaaamerica.com to insist they fix the infrastructure, settle the violation and partner with the community and to conserve water. Meeting on Friday, Feb 9, with Trinity Edwards Springs Protection Agency (TESPA) and Wimberley Watershed at the Wimberley Community Center at 6 pm. All are welcome and encouraged to attend. If you've noticed potholes on a county road (green sign) please contact Hays County Roads Aaron Jones, 512-618-8033 or email at aaron.jones@co.hays.tx.us

Treasurer Report: (Carrara for D'Angelo) Operating Budget \$373,500 projected. Discussed Roads, Land purchase and operating expenses.

Road Committee (Massey) W Valley Springs (County) Numerous pot holes, owners encouraged to report to Aaron Jones (see above). Roads Committee meeting in Feb after the Budget is passed to identify street repair for 2024 and will get 3 bids.

ACC (Eichelberger) 3 new homes, 3 fences and assorted other. Approvals for fences, storage buildings, and other will no longer be allowed on one approval but must be submitted individually, Add on Constant Contact "No building on Sunday" and all worksites must have an Approval posted, if not take a picture and send to the office. Fine schedule to address repeat Sunday building and fines, to have fines doubled with each offense. Discussed deposit for builders with poor work history and Qualification Plan for Builder approvals.

Parks Committee (Potts) Dog Park is maintained well. Ordered and received 1 heavy duty picnic table but must be assembled. Additional two 6' and one 8' will be ordered and secured to the ground. Potts checks bolts on swings at least monthly.

Security- (Porterfield) all good, no vandalism.

Communications (Valentin) Constant Contact- Aqua, TESPAs, County Roads info,

Membership Meeting on Sat, Sunday building and other Approvals info.

Yard of the Month (Peterson) None for January.

Social Committee (Porterfield) Easter Egg Hunt in March.

Welcome Wagon and Litter Picking- (Valentin) D'Angelo will now Chair.

Announcements: Public Comments- Owner with concerns on violations in her area and discussed the procedure and that ACC will follow up.

Adjourn to Executive Session 8:20 motion Carrara, second Massey, passed.

Executive Session- Vote on 2024 Officers, unanimous

President- Connie Valentin

Vice President- Cyndy Peterson

Secretary- Sue Carrara

Treasurer- Jarret Porterfield

Discussed moving forward on severe violations with the attorney. Approved up to 4 this year and select 2 each year after that, as necessary.

Motion to Adjourn: 8:39 motion, Carrara, Second Porterfield, motion passed.

Respectfully Submitted,
Cyndy Peterson, Secretary

A handwritten signature in cursive script that reads "Cyndy Peterson". The signature is written in black ink and is positioned below the typed name and title.