

WPOA Monthly Board Meeting Minutes

DATE: May 21, 2025

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

IN ATTENDANCE

- G. Massey (President)
- C. Cutler (V. President)
- L. Little (Treasurer)
- M. Mitchell (Secretary)
- D. Oertell
- J. Smith
- S. Carrara
- S. D'Angelo
- T. Potts

ABSENT

GENERAL MEMBERS: 0

CALL TO ORDER | 7:00 PM

The meeting was called to order by G. Massey. Pledge recited.

APPROVAL OF AGENDA

Motion: S. Carrara. 2nd: S. D'Angelo.

APPROVAL OF MINUTES

Motion: S. Carrara. 2nd: S. D'Angelo.

AGENDA ITEMS

BYLAWS (S. Carrara, S. D'Angelo)

- Will email out a copy for review this week.
- Property code # and definitions are being considered.
- Voting on deed restrictions comes down to majority of homeowners; bylaws come down to the majority of the votes received.

1. PRESIDENT REPORT (G. Massey)

- 1.1. Survey committee (S. Carrara, D. Oertell) will look at putting together a survey for community to understand needs and wants

2. TREASURER REPORT (L. Little)

- 2.1. On point in budget.

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- 2.2. Not as much revenue as previous years therefore Board needs to wait a few months before pulling the trigger on new expenditures. Still waiting on additional revenues (- \$21K vs 2024) due to less houses being built.
- 2.3. Donna getting a lot of resale requests (\$375 per request plus \$225 transfer fee = \$600/house)

COMMITTEE REPORTS

1. ROAD COMMITTEE (G. Massey)

- 1.1. Few potholes need to be filled.
- 1.2. < \$2K in budget for potholes. No more large projects this FY.

2. ACC COMMITTEE (D. Eichelberger)

- 2.1. 2 new constructions; 1 extension in the last period.
- 2.2. 4 fences as well as raising a roof house.
- 2.3. 10 outstanding deed restrictions; 5 have been addressed.

3. PARKS COMMITTEE (D. Oertell)

- 3.1. D. Oertell email (05/18) mentioned the need to level the bark cover in the playground before repair and refresh work begins. D. Oertell tried leveling the playground bark by hand but found it inefficient due to hard clay dirt and light bark cover, suggesting the need for a Bobcat tractor. J. Smith has a contact.
- 3.2. D. Oertell listed several cleanup and repair tasks at Morrow Park, including:
 - 3.2.1. limb and branch removal (T. Potts has a contact),
 - 3.2.2. security cameras do not need replacement (camera belongs to someone else)
 - 3.2.3. broken bench disposal: heavy item that needs to go to dump – plan to do it during work party or disassemble for fall trash pickup
 - 3.2.4. lamp post repair: solar powered; Donna will look for manuals
 - 3.2.5. horseshoe stakes need replacement
 - 3.2.6. additional security camera installation: need to run power; Donna talking to folks about game cameras
 - 3.2.7. patio roof repair: storm damage (deductible more than cost to repair); have someone to do repair at cost of materials; T. Potts will reach out
 - 3.2.8. new park sign: Need to put into budget; D. Oertell will do research

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- 3.2.9. tree trimming: Jake Schultz can do the work (helped with Wild Park); also We Love Trees (business in the neighborhood)
- 3.3. Work party projected for post-Memorial Day Weekend to handle some of these tasks.
- 3.4. **Eagle Rock**: need to cover the cost of metal signs (Also for Morrow Park?)
- 3.5. **Dog Park**: rules are a bit wordy but cover all facets necessary to address. Sufficient funds in the budget to cover signs. Need to add the Texas penal code to ensure completely covered from a legal standpoint. To be continued.
 - 3.5.1. D. Oertell and T. Potts discussed the expansion of the park. Budget constraints pending.
- 3.6. **Wild Park**: sign ordered by Donna; regular lawn maintenance is keeping it looking good; Oct/Nov proposed for next clean up (map provided).
- 4. **YARD OF THE MONTH** (S. Wild)
 - 4.1. 33 Deer Ridge won YOM.
- 5. **SOCIAL COMMITTEE** (S. D'Angelo)
 - 5.1. July 4th is the next holiday, but no event planned.
- 6. **WELCOME WAGON AND LITTER PICKING** (S. D'Angelo)
 - 6.1. 4 Welcome bags delivered this month.
- 7. **COMMUNICATIONS** (M. Mitchell)
 - 7.1. Facebook site: M. Mitchell and Admin (Guggenheim) to talk tomorrow (05/22).
- 8. **ANNOUNCEMENTS**
 - 8.1. S. Wild: in the past most of the community was concerned about deed restrictions regarding changing CC&Rs.

ADJOURN TO EXECUTIVE SESSION | 8:26 PM

Motion: G. Massey. 2nd: S. Carrara.

ADJOURN MEETING | 8:40 PM

Motion: M. Mitchell. 2nd: G. Massey.

Respectfully Submitted,

Mark Mitchell
Secretary

