

WPOA Monthly Board Meeting Minutes

DATE: June 18, 2025

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

IN ATTENDANCE

- G. Massey (President)
- M. Mitchell (Secretary)
- D. Oertell
- J. Smith
- S. Carrara
- T. Potts

ABSENT

- C. Cutler (V. President)
- L. Little (Treasurer)
- S. D'Angelo

GENERAL MEMBERS: 6 (including guest speakers)

CALL TO ORDER | 7:00 PM

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

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion: G. Massey 2nd: D. Oertell.

Guest Speaker: Hill Country Alliance (Marisa Bruno, Water Program Manager)

- Cities are seeing growth of Water-Wise Landscape Ordinances – certain requirements are in place to help fight the drought. (handouts)
- They want to work with HOAs since they have a big role to play in landscaping regulations.
- Worked with 30+ conservation folks and developers to create practices that help with water.
- Recently began talking to HOAs. No results yet.
- Texas landscaping laws changed in 2013, and they recommend putting together a landscaping guide to align with those laws.
- Irrigation restrictions will be lifted when drought is done.
- Up to 7% increase in property value can be attributed to *xeriscaping* (native and drought tolerant plants) based on some studies.
- Creative ways to encourage folks to water yards less (Go Blonde).
- Hays County Native Plant Society will provide free consultation to homes wanting to install native and drought tolerant plants.

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AGENDA ITEMS

2025 BUDGET - REALLOCATION (ROADS) (G. MASSEY)

- Marina Circle: Road going into Woodcreek
- Martin bid: \$8K to fix potholes; \$3800 to do chip seal = \$12K total
- The road runs to Cypress Falls. Hunter Jones (son) and Greg Jones (dad) own it.
- Gene will speak with Greg about joint venture possibilities. After discussing the Board will consider the next steps.

WPOA BACK PATIO

- Not a necessary expense right now. Rarely used. Approximately \$10K to repair (insurance approximately \$5K).
- Need to get an estimate on true damage repair costs.

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

- S. D'Angelo looked at bylaws. Committee heads need to write up roles and responsibilities.

1. PRESIDENT REPORT (G. Massey)

- 1.1. Some requests for Tornado Warning System from some folks. The Board isn't going to pay for that system. Using the Weather App on the phone will allow preparation.

2. TREASURER REPORT (L. Little)

- 2.1. On track to stay under budget.

COMMITTEE REPORTS

1. ROAD COMMITTEE (G. Massey)

- 1.1. See the notes above.

2. ACC COMMITTEE (D. Eichelberger)

- 2.1. 2 pending homes now moved into 2 permits.
- 2.2. 1 homebuilder extension granted.
- 2.3. 3 new fences, 1 replacement.
- 2.4. Several miscellaneous requests (decks, sheds, etc.).
- 2.5. 12 deed restriction letters issued in the past month.

3. PARKS COMMITTEE (D. Oertell)

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- 3.1. Playground renovations complete.
- 3.2. The sign was repainted by G. Massey.
- 3.3. **Dog Park:** will finalize language on sign via email in the coming week.
 - 3.3.1. Talked to Ben (security camera company) about adding a camera at the dog park. He's offering 2 approaches.
- 3.4. **Wild Park:** Oct/Nov proposed for next clean up.
4. **YARD OF THE MONTH** (D. Eichelberger for S. Wild)
 - 4.1. 3 Rolling Hills Drive won YOM.
5. **SOCIAL COMMITTEE** (S. D'Angelo)
 - 5.1. Nothing planned until later this year.
6. **WELCOME WAGON AND LITTER PICKING** (S. D'Angelo)
 - 6.1. 6 Welcome bags delivered this month. 10 additional bags waiting to be delivered.
7. **COMMUNICATIONS** (M. Mitchell)
 - 7.1. Facebook WPOA site: M. Mitchell and Admin (Guggenheim) spoke, and he will become a moderator for the site.
8. **MISCELLANEOUS**
 - 8.1. Survey will be forthcoming from S. Carrara and D. Oertell. The board will review and submit responses.
 - 8.2. David Baker (Watershed Assoc.) submitted another request for a waiver on 47 (54 according to him) properties. The board met with him at his office. The Board will receive another detailed brief and then decide at the next meeting.

ADJOURN TO EXECUTIVE SESSION | 8:43 PM

Motion: S. Carrara. 2nd: D. Oertell.

- Board Meetings will be held bi-monthly. Motion: G. Massey. 2nd: M. Mitchell.

ADJOURN MEETING | 8:51 PM

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

Respectfully Submitted,


Mark Mitchell

Secretary