

WPOA Monthly Board Meeting Minutes

DATE: March 25, 2026

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

Attendance

Board Members Present

- G. Massey (President)
- S. Carrara (Vice President)
- M. Mitchell (Secretary)
- L. Little (Treasurer)
- D. Oertell
- J. Smith
- B. Skyy
- J. Booth

Board Members Absent

General Members:

- 5 (4 previous members and guest speaker)

Meeting & Minutes

Call To Order | 7:00 PM (G. Massey)

The Meeting Was Called To Order By G. Massey. Pledge Recited.

Approval Of Agenda | 7:03 PM (M. Mitchell)

Motion: S. Carrara

2nd: D. Oertell

Approval Of Minutes | 7:05 PM (M. Mitchell)

Motion: S. Carrara

2nd: J. Smith

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Agenda Items

Recognition of past board members that served full terms. (G. Massey)

- Six individuals have served 6 years in the past. Each recognized and presented a certificate of appreciation and a thank you item.
 1. Gayle Athy (not present)
 2. Sarah D'Angelo
 3. Cindy Peterson
 4. Tommy Potts
 5. Jaret Porterfield (not present)
 6. Connie Valentin

Message Board at Morrow Park (M. Mitchell)

- Place next 4 meetings on board; considering ordering larger letters; place a QR code for Facebook and Website
- D. Oertell looking into some options with keeping board (talking to company)

Neighborhood Survey (S. Carrara)

- 230 respondents – quarterly email newsletter (recommendation) – Communications team could handle; survey could be a checklist to take care of issues

Neighborhood Watch Program (D. Oertell)

- Work with Sherriff's Office to develop program – signage; communication tree; would address some of the survey comments regarding kids on golf course or riding ATVs around the neighborhood

Hays County Department of Transportation Director Briefing (Aaron Jones)

- Loma Verde last road county accepted (Shady Bluff accepted as well – challenging)
- Aqua: relationship improving; communication much better; very responsive now; roadwork has shown improvement in communication as well; passed permit (03/24/26) to work across the dam up to Arapahoe (dam inspected by TCQ every 3-5 years) – dam would have to be cut but worked with county to bore through instead to relieve integrity issues; process improving from “the Wild West” it used to be; 2” overlay on the roadways; new construction inspectors will be involved in upcoming inspections;

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- 512-618-8033 (Aaron's cell)
- Jacob's Well Road: contract awarded to straighten out road near rum distillery to equipment area
- RR 12 and Jacob's Well Road will have a wider intersection with a light
- 875 miles of county roads; 75 staff to handle issues
- Mount Baldy property is deteriorating the WPOA roadways – traffic study might be helpful to discern the impact on the roadways

President & Treasurer Reports

President Report (G. Massey)

- Met with Woodcreek (city) Mayor. WPOA is larger than their population.
- Spent funds on getting outside of WPOA office up to code and redone. Need to do semi-yearly inspection to ensure things are kept updated.

Treasurer Report (L. Little)

- On budget in every area. Next month Donna will send out reminders to those who haven't paid dues (to include a late fee).
- Texas Regional Bank (TRB) CD offers 3% interest rate – could place \$100K from savings into it and earn greater interest. CD is renewable every 9 months.
 - **Vote:** Motion: D. Oertell; Second: S. Carrara. Rest of board in favor (unanimous).

Committee Reports

Road Committee (J. Smith)

- Working with hays dot director to drive roads that need to be addressed.
- Agrees with doing traffic surveys to get a better understanding of the traffic impact on roadways.
- Discussions about putting one-way signs around old baldy to remedy traffic – looking for solutions to issue – will continue to discuss further

ACC Committee (Cindy Peterson)

- Avg: 8-10 New Constructions This Year (Up To 60 In The Past Years).
- 17 Deed Restriction Letters Sent Out: 3 Outstanding Violations (Attorney Involvement)

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- Wimberley Had 189 Active Listings: 61 Woodcreek
- 5 Active Rental Listings

Parks Committee (D. Oertell)

- Eagle rock camera is set-up.
- Wild park: complaint regarding condition of the parcels around the park; Jesse (outdoor maintenance) has taken a look and will provide a bid
- Morrow park: waiting on bid to refinish standalone swings (\$400-500)
- Knights of Columbus: gave \$500 towards eagle rock cameras as well as 2 more flags – need better quality flags the next time (Texas and American flags are tattered) – cameras were already purchased so sue will ask if they want funds to go towards something else

Yard Of The Month (S. Wild)

- Nothing To Report

Welcome Wagon (B. Skyy)

- Sarah D'Angelo will support Brandi as she becomes more familiar and in addition to taking on a larger role in website development.

Communications (M. Mitchell)

- Angel (web designer) has elected to not continue to manage website. Brandi and mark will handle design and development. Brandi handed out proposal and quote to board. Discussion will commence via email for final decision making.

Special Events And Neighborhood Cleanup (J. Booth)

- National Night Out (October)
- Trash Pick-Up – April 25th
- Easter – Jacob Will Be The Rabbit

Announcements: Public Comments And Questions

- Nothing to report

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Executive Session

Adjourn To Executive Session | 9:00 PM

Motion: G. Massey

2nd: J. Smith

Adjourn Meeting | 9:17 PM

Motion: D. Oertell

2nd: S. Carrara

Respectfully Submitted,



Mark Mitchell

Secretary