Wimberley Hills Property Owners Association  
P.O. Box 415 Wimberley, Texas 78676  
Minutes of the Annual Meeting, Saturday, September 25, 2021

The Annual Homeowners Meeting was held on Saturday, September 25, 2021 at the Community Center on RR12, Wimberley, Texas. The meeting was called to order at 10:15 by President Coy Poret.

**Board Members Present:**

D. Blausey J. Chiles B. O’Kane P. Tidwell

L. Brown C. Craig C. Poret K. Lafleur

A quorum was established by Secretary Linda Brown by owners present and by proxy.

President Coy Poret welcomed all present, introduced the board members and new neighbors.

The Secretary asked for a reading of the 2019 Annual Meeting Minutes and the POA voted to approve them.

**Treasurer’s Report – September 20, 2021**

Treasurer Jim Chiles presented the Treasurer’s Report and the proposed budget for 2022. He reported that our deposits totaled $30,291.83. Expenditures were $3,081.08 Ending balance for the fiscal year is $142,753.53. The POA voted to approve the Treasurer’s Report.

**Election of New Board Members:**

The President stated that one nomination was received in addition to the existing slate of Board members, but the individual did not follow the requirements specified in the By-laws for being on the ballot. A motion was made and seconded to accept the slate presented. A vote passed to approve the slate of officers 29-17.  
  
Those who were elected to serve on the 2019-23 board are:  
Linda Brown Casey Craig Coy Poret Kate Lafleur

They will join the existing board members:

David Blausey Ben O’Kane Jim Chiles Peggy Tidwell

Matt Baumann

**Vote on Bylaws Revision:**

The POA voted to approve the revised Bylaws.

**Roads Committee Report / Old Business:**

David Blausey gave the roads report. He stated that the plants at the entrance were resurrected and replaced. He monitored the conditions of the roads during the inclement weather in February 2021 sanding areas of ice buildup and assisting homeowners with broken pipes to minimize damage to their home and property. He successfully contacted all GPS companies to correct traffic flow from going through the neighborhood. Reported that tree trimming was completed along all streets, updated and modernized Budget/Accounting of WHPOA assets, mentioned golf cart dangers, continued ongoing spraying of trees for ball moss to keep them healthy, repaired gate to keep functioning properly, installed new street signs, met with attorney versed in HOA law regarding how to enforce deed restrictions and the voluntary formation of a welcoming committee.

David discussed the areas in need of major road repairs and after a motion from the floor, the POA voted unanimously to approve undertaking needed road repairs.

**New Business:**

Property owner Charlie Savino wanted to vote on a resolution that all roads including easements should be maintained by the POA. A vote was taken but later determined to be null and void as resolutions are not permitted by our bylaws and any item to be voted on by the POA must be included on the agenda per state statutes.

**Adjourn:**

Meeting was adjourned at 12:05.

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Linda Brown, Secretary  
September 25,2021