

Wimberley Hills Property Owners Association Annual Meeting Minutes
Saturday, October 12, 2024 * Wimberley Community Center Senior Lounge

Board Members Present: David Blausey, Casey Craig, Jim Chiles, Coy Poret and Suzanne White

I. The Board President called the meeting to order at 10:08 am

II. The Board members introduced themselves and new Wimberley Hills property owners were introduced.

III. Issues discussed during the meeting included

- A. Freshening up the neighborhood
- B. Updating the entrance signage and planter boxes
- C. Trimming trees, particularly the branches over Wimberley Hills Drive and Hill Country Trail
- D. TxDOT's plans to widen RR12, predictively, to include a left turn lane into Wimberley Hills
- E. Wimberley Hills Roads: Maintaining the sides of our roads has become an issue, particularly where the edges are being broken off by large delivery trucks, dump trucks or where cars are being parked off the road, causing the asphalt to crumble & crack. Members were requested to tell visitors, not to park beyond the side of the road so as not cause such damage. The Board President will see if we can get bonded so we can charge dump trucks for using streets.
- F. Unlocking and/or leaving SE end of Hill Country Trail open so ambulances could enter subdivision from Chapparral: One member noted that the gate is unlocked when there is backed-up traffic on RR12, but, shouldn't be left open all the time to keep people from cutting through the neighborhood. One member suggested we get a combination lock and provide the combo to all residents.
- G. Pets allowed: The HOA's restriction for any pets other than cats and dogs and the City of Wimberley's ordinance that prohibits roosters were discussed. The Board will look into the matter more closely and work to rectify the roosters which are disturbing the peace, waking neighbors up.
- H. One member complained that his bid to be on the Board was not accepted by the current Board. A Board member explained it wasn't accepted because his letter of intent and recommendation came in too late: i.e., after the "20-days-prior" to the annual meeting requirement.
- I. One member suggested we hire a management company to take over the Board responsibilities.

IV. The Secretary presented the October 14, 2023, WHPOA Annual Meeting minutes and asked for corrections. When there were none, a motion was made, seconded, and the minutes were approved.

V. Treasurer and Road Chairperson Reports

A. The Treasurer presented the annual report. After answering a few questions regarding landscaping and how funds are invested, a motion was made to approve the report, seconded, and unanimously approved.

B. The Road Chairperson reported how some of the streets' edges are frequently being repaired and how, before updating the entrance, we will take into consideration the State's plans to widen RR12 in the near future. (See above.)

VI. Deed Restrictions

The Board recognized, again, that there are homeowners who are continuing to violate deed restrictions so, again the Board President called for all Homeowners to read Articles 1, 2, and 3 of the By-Laws. The Board has repeatedly sent certified letters to offenders who have continued to resist complying. If necessary, the Board will begin turning violators over to Hays County Justice of the Peace Andy Cable who can order non-compliant homeowners to pay substantial fines in addition to court costs.

VII. Election of Officers

A motion to accept the slate of returning and new officers was made, seconded, and approved by all.

VIII. Announcements: None were made in addition to the items discussed earlier in the meeting.

IX. At 11:24 a motion was made, seconded, and all present voted in favor to adjourn.