

# WSCA Board of Director's Meeting

Saturday, May 1, 2021  
9:00 a.m.  
31 W Valley Springs Rd.

Meeting will be in person or you can join virtually.

*Topic: WSCA Meeting*

*Time: May 1, 2021 09:00 AM Central Time (US and Canada)*

*Join Zoom Meeting*

*<https://zoom.us/j/94128095032?pwd=U3VVeMtINlQ4N2FZNlZ2WnFCYkc1QT09>*

*Meeting ID: 941 2809 5032*

*Passcode: 608783*

## **Agenda**

1. Call to Order
2. Introductions
3. Approve Minutes from May 30, 2020 Meeting
4. Discussion and possible action to adopt the 2021 Budget.
5. Discussion and possible action to move daily operations to Property Management, Inc. and enter a 1year contract.
6. Discussion and possible action regarding pool fee and open date
7. Update on Hays County road work and WSCA road work.
8. Issues brought forth by property owners
9. Adjourn.

Wimberley Springs Community Association  
31 W. Valley Springs Rd.  
Wimberley, TX 78676

May 30, 2020  
Board of Director's Meeting  
Zoom Meeting

Present:	Ken Strange	President
	Jason Donaldson	Vice-President
	Trent Adare	Secretary
	Beth Donaldson	Staff
	Terri Sheets	
	Molly Jesse	

**Call to Order**

Mr. Strange called the meeting to order at 9:05 a.m.

**Introductions**

Board members and staff introduced themselves along with Ms. Terri Sheets and Ms. Molly Jesse.

**Approve Minutes from December 2, 2017 Meeting**

Mr. Strange presented the August 3, 2019 Board of Director's meeting minutes. Mr. Adare made a motion to approve the minutes as presented. Mr. Donaldson seconded the motion and the motion was approved.

**Budget**

The 2020 Budget was presented. The budget includes pool membership based on last year's collection. Total revenue collected is \$71,395 and total expenses is \$132,770. The budget includes a \$35,000 contribution to the reserve account for future road improvements. Wimberley Springs Partners, Ltd, the Declarant, will contribute around \$61,000 towards the expenses of the association. Items Wimberley Springs Partners, Ltd. will cover are maintenance of entrances and clubhouse, debris and brush pickup, half of the utilities for the clubhouse, property taxes of the clubhouse, legal expenses, and a portion of payroll. Wimberley Springs Partners, Ltd. has agreed to cover the pool maintenance for 2020 if the pool remains closed and a portion of the insurance for the swimming pool. If the pool opens the price of the membership will go towards the maintenance cost of the pool.

**Use Restrictions**

Mr. Strange presented Exhibit "C" Initial Use Restrictions and the following changes the board is

recommending. The changes would include under #2 Prohibited Activities (o) vacation getaways would be changed to vacation cottages or units, if any. The leasing of a Dwelling unit by Declarant shall not be considered a Business or Trade within the meaning of this subsection. #4 Leasing – the changes would include – No fraction or portion of a Dwelling Unit may be leased and no individual room or rooms of a Dwelling Unit may be leased separately from the remainder of the Dwelling Unit. All leases of a Dwelling Unit shall be for an initial term of no less than 30 days. No lease of a Dwelling Unit shall permit the lessees to have more than two (2) persons over the age of 18 per bedroom overnight. Each lease of a Dwelling Unit for a term of less than twelve months shall contain a requirement that the occupants park solely in the driveway with no more than two (2) vehicles permitted overnight. The occupants of a lease of a Dwelling Unit with a term of less than twelve months shall not be entitled to use the Association’s swimming pool or other Association amenities designated by the Board from time to time. (b) This Section 4 shall not apply to any activity conducted by the Declarant with respect to its development and sale of the Properties or its use of any Lots or Dwelling Units which it owns within the Properties, including the Declarant’s designation and use of vacation cottages or units for lease terms under 30 days (short term rentals), if any, provided that if the Declarant designates vacation cottages or units for short term rentals by the Declarant, such cottages or units may not be located adjacent to or on the same street as Dwelling Units owned by Home Owners. The leasing of a Dwelling Unit by Declarant shall not be considered a Business or Trade within the meaning of the Declaration. The last change would be #8 added – Protection of Minors. Individuals charged with, under indictment for, or convicted of a sexual offense involving a minor are not permitted in Common Areas where minors are likely to be present, as reasonably determined by Declarant. Ms. Sheets asked the question if this is to prohibit Air B&B and why would we stop members from doing this. She stated that it is safe, and individuals are vetted and have background checks. Mr. Strange stated that this is not the intended use of the neighborhood and we need to protect individuals. Ms. Jesse also commented in favor of the amendments and stated that she has 2 small kids, and you do not know who is coming or going. Her kids play in the street and she wants her street to be safe. After discussion Mr. Adate made a motion to amend the use restrictions. Mr. Donaldson seconded the motion, and the motion was approved.

### **Pool Fee and Open Date**

Mr. Strange presented the pool information. Last year the annual fee for pool membership was \$180 and total revenue for the year was \$3,780, which did not cover the cost of the maintenance. The board would like to see the numbers go up to help cover the cost of the pool maintenance, but due to the Coronavirus and the shut down the board has decided to keep the pool closed until we can open up at 100%. Mr. Strange stated that if we can open on July 15<sup>th</sup> the pool will reopen to normal use. The board stated that they will continue to watch the coronavirus numbers and will only open the pool if it can be done safely for all members and staff. Ms. Jesse suggested raising the fee to cover the cost of somebody monitoring and cleaning the area. Mr. Strange said the cost would be too much and the association cannot take on the cost of hiring an individual.

### **Update on Hays County Road Work and WSCA Road Work**

Mr. Donaldson presented an update regarding Hays County road work. Mr. Donaldson spoke to the county and they are pushing Spectrum to fix and repair all the road cuts. The road work that was approved in 2019 will soon begin and the county has already started on Pleasant Valley. In 2019 the board approved funds to improve Valley Springs in Section 19, Eventide Circle, and Misty Circle with a cost not to exceed \$84,646. Ms. Sheets stated that Twilight Ter has a horrible drainage issue. Mr. Donaldson suggested talking to the county because Twilight Ter is a county road. Mr.

Donaldson said he would look at it and get Ms. Sheets connected with the county to come up with a solution to the drainage issue.

**Issues brought forth by property owners**

Ms. Sheets commented on the trash piles in the back of Woodcreek North in Section 13. She asked if the board would be willing to have a trash cleanup day that focused on the area. The board agreed to do this, and she said she would organize the event and create a flyer to be sent to all members. The board also agreed to buy “No Dumping Signs” and post those signs after the cleanup. Mr. Strange suggested that any members willing to help get a \$20 discount off their 2021 pool pass.

**Adjourn**

There being no further business, the meeting was adjourned at 9:42 a.m.

Wimberley Springs Community Association Inc.  
2021 Revenue/Expense Operating Budget

REVENUE		Number of Lots	X \$120/Annually
	Base Assessments		72,000.00
	Collection @ 85%		61,200.00
	Prior Year Collection		10,000.00
<b>TOTAL REVENUE</b>			<b>\$ 71,200.00</b>
<b>OTHER REVENUE</b>			
	Activity Use Fee \$200 per household	30	6,000.00
	Interest Income		5.00
<b>TOTAL REVENUE</b>			<b>\$ 77,205.00</b>
	Contribution to Reserve Fund		30,000.00
<b>EXPENSES</b>			
	Audit, Tax & Accounting		1,000.00
	Allowance for Doubtful Accounts		360.00
	Aqua Texas Water		4,000.00
	Bank Charges		200.00
	Contract Labor		0.00
	Cleaning/Pest Control		1,200.00
	Donations		0.00
	Front Entrance Water		2,000.00
	Landscaping / Maint - Clubhouse		4,000.00
	Landscaping / Maint - Front Entrance		13,500.00
	Legal & Prof		5,000.00
	Insurance - D & O		2,500.00
	Insurance - Common Areas		2,000.00
	Insurance - Clubhouse		2,000.00
	Internet		1,000.00
	PMI - Management Company *		20,000.00
	PEC - Electric Clubhouse		3,800.00
	PEC Gate		1,100.00
	Pool Cleaning / Maintenance		4,000.00
	Postage/Freight/PO Box		500.00
	Property Cleanup, Recycling Day		1,500.00
	Meeting Expenses		0.00
	Road Signs		0.00
	Repairs & Maintenance		1,100.00
	Security		900.00
	Supplies-Office		350.00
	Taxes - 31 W Valley Springs		8,500.00
	Telephone/Fax		1,800.00
	Telephone/Gate WSSec 1		1,500.00
	Time Warner - TV		1,000.00
	Website/Newsletter		500.00
	Road Work - TBD		5,000.00
<b>TOTAL EXPENSES</b>			<b>\$ 120,310.00</b>
<b>Surplus/(Deficit)</b>			<b>\$ (43,105.00)</b>
<b>Contribution by Wimberley Springs Partners, Ltd (Declarant)</b>			<b>\$ 46,600.00</b>
<b>Transfer from Reserve Fund - Road Improvements</b>			<b>\$ -</b>
<b>Surplus/(Deficit)</b>			<b>\$ 3,495.00</b>

Wimberley Springs Community Association Inc.  
2020 Reserve Fund

BEGINNING BALANCE 1/1/20			\$	18,420.63
REVENUE				
	Reserve Funds Transferred from 2020			30,000.00
	Interest Income			3.16
TOTAL REVENUE				0.00
EXPENSES				
	Bank Charges			0.00
	Transfer funds for County Road Work			0.00
TOTAL EXPENSES				0.00
ENDING BALANCE			\$	48,423.79
CONTRIBUTION BY WIMBERLEY SPRINGS PARTNERS, LTD			\$	-
BALANCE OF RESERVE FUND 12/31/20			\$	48,423.79