

Wolf Creek Ranch Owners Association Board of Directors Meeting Minutes

17 August 2019

Board Member Attendees

Warren Struss
Carol Weathers
Cindy Taniguchi

Lyn Mefford
Eliza Bishop

WCR Property Owner Attendees

Pete Mefford
Chan Wong
Herman Maynard
Carol Dold
Warren Dold
Peter Dold
Kim Taniguchi
Lee Kinard

Terry Stracke
Mark Stracke
Andy Piechowski
Helen Piechowski
Gerald McLelland
Sue McLelland
Bill Bishop
Tom Mitchell

Other Attendees

Nelda Duff

Attachments

1. BBVA Account Authorization
2. Common Area Responsibilities and Expenses with 2020 Budget Proposals
3. WCROA Road Reserve Plan
4. WCROA Statement of Assets, Liabilities, and Equity (as of July 31, 2019)
5. Maintenance Report
6. Unauthorized Herbicide Spraying on Roadsides
7. DRB Construction Status List
8. 2019-2020 Managed Lands Deer Program Administrative Procedures and Safety Practices Contract Form (DRAFT)
9. Texaswide Fencing Contract Form (DRAFT)
10. Ag & Wildlife Symposium
11. WCROA Proxy – Tommy Skinner
12. WCROA Proxy – Bob Ring

Business

Having confirmed a quorum of Directors present to conduct the business of the WCROA, President Warren Struss called the Board of Directors meeting to order at 9:00am, Saturday August 17, 2019. Warren Struss opened the meeting and welcomed WCR Property Owners.

The following WCROA business was conducted.

1. Proxy Announcements.

Warren Struss announced that Board of Director members Tommy Skinner and Bob Ring were unable to attend the meeting today. A proxy document was provided by Tommy Skinner, appointing Warren Struss as agent and proxy to

vote on his behalf at the WCROA Board Meeting held on August 17, 2019 only. A proxy document was provided by Bob Ring, appointing Lyn Mefford as agent and proxy to vote on his behalf at the WCROA Board Meeting held on August 17, 2019 only.

2. Draft Agenda Review and Approval.

A request was made by Warren Struss to amend the Draft Agenda to include discussion and action regarding a last minute notification of a BBVA Compass name change from BBVA Compass to "BBVA." A motion was made by Lyn Mefford to include an action item on the DRAFT Agenda for BBVA. The motion was seconded by Eliza Bishop and was carried unanimously.

Warren Struss remarked that WCROA has held business account(s), Certificate(s) of Deposit and Money Market Account(s) with BBVA Compass since March or April of 2018. BBVA Compass is now changing their name to "BBVA," and has asked the WCROA Board to authorize existing accounts with the BBVA name change. A motion was made by Carol Weather to authorize WCROA accounts with BBVA. The motion was seconded by Eliza Bishop and carried unanimously. Required documentation was signed for return to BBVA (see attachment).

3. WCROA Member Comments.

Warren Struss pointed out that much work is going on around the ranch behind the scenes, for which the Board can't say "*Thank You*" enough. An example given was that the air conditioner at the office was not working, and was repaired by John Manton at no cost to the budget. Warren affirmed that when we have issues at WCR, we will resolve them. Carol Weathers reminded the Board that Tommy Skinner repaired the sprinklers at the front gate, again with good cost savings. Sharing of time and skill sets by property owners is exceptional and appreciated by all!

4. Review and Approval of draft WCROA Board Meeting Minutes (6/29/2019).

Warren Struss asked for changes, amendments or edits to draft minutes from the WCROA Board Meeting of 29 June 2019. No discussion was had. A motion was made by Eliza Bishop and seconded by Lyn Mefford to approve the draft minutes; the motion carried unanimously.

5. Review and Approval of draft WCROA Board Meeting Minutes (07/21/2019).

Warren Struss asked for changes, amendments or edits to draft minutes from the telephonic WCROA Board Meeting of 21 July 2019. No discussion was had. A motion was made by Lyn Mefford and seconded by Eliza Bishop to approve the draft minutes; the motion carried unanimously.

6. Grazing Lease Agreement with David Russell.

Warren Dold recommended Board consideration of a grazing lease agreement with David Russell since WCR has experienced great cooperation with the rancher. The projected lease amount is \$4480.00 (\$160.00 per adult animal unit), which is a small increase over the previous lease amount. This agreement will increase WCROA revenue slightly and continue tax advantages (Ag Exemption) going forward. Leases are non-transferable. WCROA is obligated to provide a fence that is capable of turning cattle. A motion was made by Carol Weathers to approve a Grazing Lease Agreement with David Russell. The motion was seconded by Lyn Mefford. No further discussion was had; the motion was

approved unanimously. The Grazing Lease Agreement will be arranged by Warren Dold.

7. Treasurers Report with 2020 Budget Proposals.

- a. Warren Struss pointed out that the purpose of the 2020 Budget discussion is to explore options, and that the 2020 Budget will not be finalized until the November Board Meeting.
- b. Eliza Bishop presented the current Treasurer's Report (see attachment) and provided documents from 2019 and 2018 for comparison. A list was also provided to outline areas of WCROA obligation for maintenance. Questions were invited from Board Members and Property Owners present.
- c. Eliza Bishop provided history of previous budgets and timing of related dues increases in the past.
- d. Four (4) budget options were provided for review and comparison (see attachments). Much dialogue was had with Board Members and Property Owners about the dues increase amount needed to support WCROA obligations. Property Owner suggestions included proposals for a \$220 or a \$300 annual dues increase.
- e. Eliza Bishop presented the Ranch Road Reserve Plan, with options included for acceleration of reserve fund contributions vs. no acceleration in funding with special assessment(s) applied in future years (see attachment).
- f. 2020 Budget options were reviewed in detail, by line item, with questions and answers addressed. Dues have been at their current level for 10 years. Discussion was had regarding property owner savings due to Ag Exemption eligibility for undeveloped portions of private lots, which provides a financial offset overall. A summary of Property Owner feedback to Board Members included that,
 - i. the goal for the 2020 budget should be to cover all expenses necessary to preserve WCR with current amenity and maintenance status
 - ii. the presented budget options are scrubbed of non-essential line items
 - iii. any special assessment is not desired and should be avoided
 - iv. any dues increase should be forward-looking such that discussion of an additional dues increase in the near term is not necessary, and that
 - v. the 2020 budget should include, within reason, margin to cover unexpected expenses that are not considered catastrophic, in lieu of tapping into rainy day and savings funds
- g. Warren Struss motioned that the Board recommend a \$300 annually (\$25 monthly) increase to the WCROA dues assessment for 2020. The motion was seconded by Carol Weathers. Further discussion included that all WCR Property Owners are responsible for paying the full dues assessment. The motion was carried unanimously. The budget increase

recommendation will have further discussion and consideration. Questions and answers were addressed.

Items for Discussion

8. Fencing Agreement – Warren Dold

Warren Dold presented a Fencing Agreement form for Board review (see attachment). The new fence will be 7-strands, constructed of galvanized barbed wire. Warren's goal is to have all of the old fence replaced in the next 6 to 7 years. Once the new fencing is completed, then existing cedar stays could be improved. The agreement with Jose Palacios is for \$2.95 per foot, with half of the payment due up front and the remainder due at completion. Work is planned to start at the Legacy Gate and work south.

9. Dock Committee Report – Gerald McLelland

Gerald McLelland reported that the dock walkway has been elevated from the bottom of Lake Buchanan and now rests on the concrete walkway. A frame has been built for the stubber poles. The stubber poles are ready to go. Gerald plans to coordinate a meeting with the Dock Committee the week of August 19th. Additional labor is needed to pull the walkway out of the Lake. The established project deadline of August 31, 2019 will not be met, and Gerald will let the Board know of a re-calculated project completion date after the Dock Committee is able to meet. The project remains under budget.

10. FireWise Committee Report – Andy Piechowski

Andy Piechowski reported that the FireWise Committee has met to discuss priorities. The Committee will start with clearing the fence line at the main gate heading west. Property owners abutting 2341 west of main gate will be notified of cost to clean to their fence line. The Phone Tree will be updated for fire alerts. Documents on web site will be reviewed and updated. Andy has created a subcommittee to develop education around dangers of out of control fires on the ranch. The Committee will make recommendations on brush pile sites and live (pressurized) water resource recommendations at burn sites. Future discussions will involve community projects for specific site cleanup. Questions and answers were addressed.

11. Maintenance Committee – Eliza Bishop

- a. Eliza Bishop reviewed Maintenance Committee activity of last quarter (see attachment).
- b. Cindy Taniguchi addressed need for proper retirement of American and Texas flags flown at the front gate (as well as those offered by individual Property Owners), and will investigate external resource groups that may offer assistance. Boy Scouts of America (BSA) and Veterans groups (VFW) often will support local needs. A request was made to adopt a process to allow individual monetary contributions to be voluntarily made by Property Owners to partnering resource groups. Cindy will report findings in November.

- c. Eliza Bishop reviewed current road repair needs (see attachment). Property Owners are encouraged to notify Nelda when cracks in WCR road ways are noticed.
- d. Eliza provided resource information about Ag and Wildlife Symposium opportunities and highly encouraged property owner participation (see attachment).
- e. Kim Taniguchi provided a report of unauthorized herbicide spraying along some WCR roadside areas (see attachment with photos). The result of this unauthorized vegetation destruction is that roads could require additional maintenance expense due to erosion. Eliza stated that there was no wind during spraying, and no chance of overspray. Warren Struss added that Property Owners should be on the lookout for destructive activity occurring at common property locations and should report incidents to himself or Nelda.
- f. Nelda Duff reported that the community trash bins are at capacity, and that measures should be taken by everyone to put only household trash in the bins. Also, cardboard boxes should be collapsed. Overfilled trash bins and non-household items are billed to WCROA at a hefty additional expense. Carol Weathers suggested that improved signage at the trash bins and Property Owner education can help to define what should and should not be put into the bins.
- g. Gerald McLelland reported that some reflector poles have been side swiped and damaged, and that some reflector poles no longer have reflectors. It was requested that some of the reflector poles be moved a little further from the roadside.
- h. Nelda confirmed that she has received no complaints or comments related to WCR maintenance.

12. Managed Lands Deer Program – Warren Struss

Warren Struss provided an update regarding the Managed Lands Deer Program and advised this is the 19th year Wolf Creek Ranch has partnered with Texas Parks and Wildlife (TPWD). He noted this will be the first year to invite property owners to participate for a one year trial program. There are 15 tract owners approved by TPWD to harvest deer by archery only. The season starts September 28, 2019 – February 29, 2020. Included for directors are the administrative procedures and safety policies for the program.

13. Design Review Board Report – Lyn Mefford

Lyn Mefford reviewed the construction status list (see attachment). The Dixon project has had a great start and is moving along quite well. Their drive entrance may be blind to WCR Road traffic, and signage is anticipated to warn drivers. The Lester project is also underway and is making good progress in foundation work. The McClelland's are working on drainage improvements. Multiple smaller property improvement projects are underway or completed. Rock deliveries will be monitored for weight limits (< 50,000 lbs.) to protect our roadways. Questions and answers were provided. The brush pile on Roby Mize's lot is planned for chipping.

14. Covenant Revision Update – Carol Weathers

August 17th is the deadline for sending Covenant change suggestions to the

Covenant Committee. Carol stated that she has received 10 responses, and summarized feedback to date. Additional feedback to Carol was provided by Property Owners present. The committee will be meeting to discuss recommendations and to discern how to best address change needs.

Other Discussion

15. Mediation Update on Cause No. DC-1808112, William and Jeannie Bigley vs. WCROA

Warren Struss shared that he and Bob Ring attended mediation on July 25th, along with WCROA attorneys. The WCR insurance provider was in attendance by phone. Mediation did not end with a resolution. A trial date is set for October 21st, and will take place in Dallas. Cause no. DC-1808112 can be read on-line. The trial will be a "bench trial" (by judge).

A motion to adjourn the meeting was made by Lyn Mefford and seconded by Eliza Bishop. No additional discussion was had. The motion was approved unanimously and the meeting was adjourned at 12:14pm.

Executive Session was convened at 12:34pm.

Eliza Bishop motioned to adjourn the Executive Session and was seconded by Carol Weathers. No further discussion was had. The motion was unanimously approved; Executive Session was adjourned at approximately 1:23pm.

Warren Struss reconvened the regular session at 1:23pm.

Lyn Mefford motioned that a letter be sent to owners of tract ER-10B regarding their past due Home Owner Association dues and related fees, including detail of how these past due amounts will be collected. The motion was seconded by Warren Struss and carried unanimously.

Lyn Mefford motioned to adjourn the meeting. The motion was seconded by Eliza Bishop and carried unanimously. The meeting was adjourned at approximately 1:25pm.

Recorded and certified by:


Cynthia Taniguchi, WCROA Secretary

11-16-19
Date

DRAFT AGENDA
WCROA BOARD OF DIRECTORS MEETING
August 17, 2019 @ 9:00 A.M.
Silver Creek Fire Hall & Community Center, 101 CR 128, Burnet

- Call Meeting to Order/Confirm Board Quorum/Board Member Proxy
- Circulate WCR Member Attendee Sign In Sheet
- Approval of August 17, 2019 Draft Agenda
- WCROA Member Comments

Items for Action

- Approve Draft Minutes of June 29, 2019 WCROA Special Called Board of Directors Meeting
- Approve Draft Minutes of the July 21, 2019 Electronic WCR Board Meeting
- Approval of Grazing Lease contract with David Russell-Warren Dold
- Treasurers report for Board review and action on the upcoming 2020 WCR budget

Items for Discussion

- Dock Committee Report – Gerald
- Firewise Committee update - Andy
- Maintenance Committee update - Eliza
- Managed Lands Deer Program - Warren
- Design Review Board Project Status – Lyn
- Committee Update on Amended and Restated WCR Declaration – Carol
- Mediation update on Cause No. DC-1808112, William and Jeannie Bigley v. Wolf Creek Ranch Owners Association

- Adjourn WCR Board Meeting and convene for Executive Session (As allowed under Chapter 209 of the Texas Property Code) to include Attorney/Client Communications
- Adjourn the Executive Session and reconvene the WCR Board Meeting to Order
 - WCROA Board action on any applicable business discussed in Executive Session
- Adjourn

WOLF CREEK RANCH BOARD MEETING SIGN-IN SHEET

Location: Silver Creek Community Center

Date: 8-17-19

Owner Name	Lot Number	Owner Name	Lot Number
Chan Wong	WR-1B-1B		
Nelda Huff			
Warren, Carol & Peter Bob			
Mark + Teren STRACKE	MCW 6A		
Kim & Cindy Taniguchi	MCW 7B		
Lyn & Pete Mefford	WB 3		
Bill & Eliza Bishop	RR3		
LEE KINARD	AC-2		
Carol Dold	7		
Herman Maynard	MCE-3		
Andy & Helen Piechowski	ER13B		
Gerald + Sue McNeill	WBS-		
Eliza Bishop	RR-3		
Carol Weathers	WB-7		
Tom Mitchell	MCW-7A		
Warren Struss			

WOLF CREEK RANCH OWNERS ASSOCIATION

10233 Ranch Road 2341, Burnet, TX 78611

Phone: 512-756-0707 Email: wolfcktx@tstar.net Website: wcroa.com



Date: August 17, 2019

To: BBVA Bank
Attn: Jeff Fronk
Email: jeff.fronk@bbva.com

From: Wolf Creek Ranch Owners Association

RE: Wolf Creek Ranch Owners Association Board of Director
Authorization

On August 17, 2019, a motion was made and passed unanimously by the Board of Directors of the Wolf Creek Ranch Owners Association to hereby authorize the opening of a Business Account, C.D. and Money Market Accounts with BBVA Bank.

Warren Struss
Wolf Creek Ranch Owners Association
President

Eliza Bishop
Wolf Creek Ranch Owners Association
Treasurer

Wolf Creek Ranch Owners Association

8-17-19

Property – Comprised of Improvements, Common Areas and Roadways since 2000. The Association has the responsibility to maintain these common areas and roadways.

Improvements:

Office

Barn/Arena/Round Pen

Pavilion

Dock & Area/Road

3 Gates

Mailboxes

Helipad

Fences

Roadways

49.665 Acres – Approximately 7 Miles of tar/chip Roads and 14 Miles of Road shoulders

Common Areas

119 Acres of Commons (Ag Use)

Additional Responsibilities and Expenses:

- Office Manager
- Contract Labor
- Insurance – D&O, Liability and Property
- Accountant
- Telephones – Office, Gates
- Electricity – Lights, Office, Gates
- Trash Pick-Up
- Taxes – WCR Property, Dock Property

Wolf Creek Ranch Road Reserve Plan

Road Reserve Plan for 9 years Starting 2017

<u>Year</u>	<u>Income</u>	<u>Expenses</u>	<u>Balance</u>	<u>Explanation</u> (Expenses & Proposed Expenses)
2017	\$25,000	\$0	\$25,000	
2018	25,000	(2018 Road Work) 20,366	29,634	(Pot holes, East Gate Rd, Shoulder)
2019	35,000		64,634	
2019	27,000		91,634	Funds Carried over from 2018
2019		(Reallocate funds) 14,700	76,934	D&O Insurance increase
2019		(2019 Road Work) 12,130	64,804	3 Low Water Crossings 2 at Hampton House/1 at Office
2020	40,000		104,804	
2021	40,000		144,804	
2022	40,000		184,804	
2023	40,000	(2015 Work) 67,125	157,679	Hampton House to Legacy Road to the Pavilion/Pass
2024	40,000	(2016 Work) 91,850	105,829	White Bluff (WB 1) to The Middle Gate
2025	40,000	(2017 Work) 97,920	47,909	Hampton to Middle gate
2026	40,000	(2018 Work) 14,904	73,005	East Gate Road

There are 4 areas of the WCR that have not been resurfaced since 2000. These areas are:

1. Main Gate entrance
2. Main Gate to Office including both sides of trees and to the dumpsters
3. Middle Gate entrance
4. East Gate entrance

Wolf Creek Ranch Road Reserve Plan

Without \$12,600 increase

\$185/Year/Tract

Road Reserve Plan for 9 years Starting 2017

<u>Year</u>	<u>Income</u>	<u>Expenses</u>	<u>Balance</u>	<u>Explanation</u> (Expenses & Proposed Expenses)
2017	\$25,000	\$0	\$25,000	
2018	25,000	(2018 Road Work) 20,366	29,634	(Pot holes, East Gate Rd, Shoulder)
2019	35,000		64,634	
2019	27,000		91,634	Funds Carried over from 2018
2019		(Reallocate funds) 14,700	76,934	D&O Insurance increase
2019		(2019 Road Work) 12,130	64,804	3 Low Water Crossings
				2 at Hampton House/1 at Office
2020	27,400		92,204	
2021	27,400		119,604	
2022	27,400		147,004	
2023	27,400	(2015 Work) 67,125	107,279	Hampton House to Legacy Road to the Pavilion/Pass
2024	27,400	(2016 Work) 91,850	42,829	White Bluff (WB 1) to The Middle Gate
2025	27,400	(2017 Work) 97,920	-27,691	Hampton to Middle gate
2026	27,400	(2018 Work) 14,904	-15,195	East Gate Road

Would require a special assessment in late 2024 / early 2025 for approx. \$1297 or sooner depending when the following areas need to be addressed.

There are 4 areas of the WCR that have not been resurfaced since 2000. These areas are:

1. Main Gate entrance
2. Main Gate to Office including both sides of trees and to the dumpsters
3. Middle Gate entrance
4. East Gate entrance

Wolf Creek Ranch Ownes Association
DRAFT
2020 Proposed Budget with Dues Increase of \$0

	Per 68 Tracts for \$2400		
	Annual Budget	% per Tract	Cost per Tract
Revenue			
Annual Dues and Assessments	163,200.00	96.29%	
Payment Plan / Handling Fees & Late fees	864.00	0.51%	
Grass Lease	4,200.00	2.48%	
Dividend Income	0.00	0%	
Interest Income from Investments (MM,CD)	1,230.00	0.72%	
Total Income	169,494.00	100.00%	
Expenses			
Wages	28,080.00	15.42%	\$370.08
Payroll Tax Expense	2,170.00	1.19%	28.56
Futa Expense	103.00	0.06%	1.44
Suta Expense	71.00	0.04%	0.96
Mileage Reimbursement	1,900.00	1.05%	25.2
Contract Labor	7,708.00	4.23%	101.52
Computer and Internet Expense	750.00	0.41%	9.84
Insurance Expense	23,700.00	13.02%	312.48
Firewise Expense	2,500.00	1.37%	32.88
Office Expense	925.00	0.51%	12.24
Bank Charges	50.00	0.03%	0.72
Postage and Delivery	300.00	0.17%	4.08
Memberships, Subscriptions, & Misc.	200.00	0.11%	2.64
Legal & Surveying Services	6,000.00	3.30%	79.2
Accounting Fees	4,275.00	2.35%	56.4
Events/Annual Board Meetings	500.00	0.28%	6.72
Repairs & maintenance - Gates	600.00	0.33%	7.92
Repairs & maintenance - Dock	3,928.00	2.16%	51.84
Repairs & maintenance - Fences	300.00	0.16%	3.84
Fence Section Replacement	10,000.00	5.49%	131.76
Repairs & maintenance - Roads	4,000.00	2.19%	52.56
Repairs & maintenance - Facilities/Grounds	1,000.00	0.54%	12.96
Tools, Equipment and Supplies	400.00	0.21%	5.04

Wolf Creek Ranch Ownes Association
DRAFT
2020 Proposed Budget with Dues Increase of \$0

Telephone - Office	2,000.00	1.09%	26.16
Telephone - Gates	2,100.00	1.15%	27.6
Utilities	5,200.00	2.85%	68.4
Website	500.00	0.27%	6.48
Trash Pick-up	4,900.00	2.69%	64.56
Groundskeeping	19,000.00	10.43%	250.32
Wildlife Management	893.00	0.49%	11.76
Property Taxes	2,557.00	1.41%	33.84
Licences and Permits - Dock	100.00	0.06%	1.44
Lease - Boat Dock	770.00	0.42%	10.08
Federal Income Tax Expense	120.00	0.07%	1.68
Cactus Abatement	4,200.00	2.31%	55.44
Hog Abatement	300.00	0.17%	4.08
Total Operating Expenses	142,100.00	78.03%	\$1,872.72
Road Resurfacing Reserve - Transfer to Savings	40,000.00	21.97%	\$527.28
Total Expenses	182,100.00	100.00%	\$2,400.00
Net Income/Loss	-12,606.00		

Wolf Creek Ranch Owners Association
DRAFT
2020 Proposed Budget with Dues Increase of \$185 (Approx. 7.70%)

	Per 68 Tracts for \$2,585		
	Annual Budget	% per Tract	Cost per Tract
Revenue			
Annual Dues and Assessments	175,780.00	96.54%	
Payment Plan / Handling Fees and Late fees	864.00	0.47%	
Grass Lease	4,200.00	2.31%	
Dividend Income	0.00	0.00%	
Interest Income from Investments (MM, CD)	1,230.00	0.68%	
Total Income	182,074.00	100.00%	
Expenses			
Wages	28,080.00	15.42%	\$398.61
Payroll Tax Expense	2,170.00	1.19%	30.76
Futa Expense	103.00	0.06%	1.55
Suta Expense	71.00	0.04%	1.03
Mileage Reimbursement	1,900.00	1.05%	27.14
Contract Labor	7,708.00	4.23%	109.35
Computer and Internet Expense	750.00	0.41%	10.6
Insurance Expense	23,700.00	13.02%	336.57
Firewise Expense	2,500.00	1.37%	35.41
Office Expense	925.00	0.51%	13.18
Bank Charges	50.00	0.03%	0.77
Postage and Delivery	300.00	0.17%	4.39
Memberships, Subscriptions, & Misc.	200.00	0.11%	2.84
Legal & Surveying Services	6,000.00	3.30%	85.31
Accounting Fees	4,275.00	2.35%	60.75
Events/Annual Board Meetings	500.00	0.28%	7.23
Repairs & maintenance - Gates	600.00	0.33%	8.53
Repairs & maintenance - Dock	3,928.00	2.16%	55.84
Repairs & maintenance - Fences	300.00	0.16%	4.14
Fence Section Replacement	10,000.00	5.49%	141.92
Repairs & maintenance - Roads	4,000.00	2.19%	56.61
Repairs & maintenance - Facilities/Grounds	1,000.00	0.54%	13.96
Tools, Equipment and Supplies	400.00	0.21%	5.43

Wolf Creek Ranch Owners Association
DRAFT
2020 Proposed Budget with Dues Increase of \$185 (Approx. 7.70%)

Telephone - Office	2,000.00	1.09%	28.17
Telephone - Gates	2,100.00	1.15%	29.73
Utilities	5,200.00	2.85%	73.67
Website	500.00	0.27%	6.98
Trash Pick-up	4,900.00	2.69%	69.54
Groundskeeping	19,000.00	10.43%	269.62
Wildlife Management	893.00	0.49%	12.67
Property Taxes	2,557.00	1.41%	36.45
Licences and Permits - Dock	100.00	0.06%	1.55
Lease - Boat Dock	770.00	0.42%	10.86
Federal Income Tax Expense	120.00	0.07%	1.81
Cactus Abatement	4,200.00	2.31%	59.71
Hog Abatement	300.00	0.17%	4.4
Total Operating Expenses	142,100.00	78.03%	\$2,017.08
Road Resurfacing Reserve - Transfer to Savings	40,000.00	21.97%	\$567.92
Total Expenses	182,100.00	100.00%	\$2,585.00
Net Income/Loss	-26.00		

Wolf Creek Ranch Owners Association
DRAFT
2020 Proposed Budget with Dues Increase of \$200 (Approx. 8.3%)

	Per 68 Tracts for \$2,600		
	Annual Budget	% per Tract	Cost per Tract
Revenue			
Annual Dues and Assessments	176,800.00	96.56%	
Payment Plan / Handling Fees and Late Fees (3)	864.00	0.47%	
Grass Lease	4,200.00	2.30%	
Dividend Income	0.00	0.00%	
Interest Income from Investments (MM, CD)	1,230.00	0.67%	
Total Income	183,094.00	100.00%	
Expenses			
Wages	28,080.00	15.42%	\$400.92
Payroll Tax Expense	2,170.00	1.19%	30.94
Futa Expense	103.00	0.06%	1.56
Suta Expense	71.00	0.04%	1.04
Mileage Reimbursement	1,900.00	1.05%	27.3
Contract Labor	7,708.00	4.23%	109.98
Computer and Internet Expense	750.00	0.41%	10.66
Insurance Expense	23,700.00	13.02%	338.52
Firewise Expense	2,500.00	1.37%	35.62
Office Expense	925.00	0.51%	13.26
Bank Charges	50.00	0.03%	0.78
Postage and Delivery	300.00	0.17%	4.42
Memberships, Subscriptions, & Misc.	200.00	0.11%	2.86
Legal & Surveying Services	6,000.00	3.30%	85.8
Accounting Fees	4,275.00	2.35%	61.1
Events/Annual Board Meetings	500.00	0.28%	7.28
Repairs & maintenance - Gates	600.00	0.33%	8.58
Repairs & maintenance - Dock	3,928.00	2.16%	56.16
Repairs & maintenance - Fences	300.00	0.16%	4.16
Fence Section Replacement	10,000.00	5.49%	142.74
Repairs & maintenance - Roads	4,000.00	2.19%	56.94
Repairs & maintenance - Facilities/Grounds	1,000.00	0.54%	14.04
Tools, Equipment and Supplies	400.00	0.21%	5.46

Wolf Creek Ranch Owners Association
DRAFT
2020 Proposed Budget with Dues Increase of \$200 (Approx. 8.3%)

Telephone - Office	2,000.00	1.09%	28.34
Telephone - Gates	2,100.00	1.15%	29.9
Utilities	5,200.00	2.85%	74.1
Website	500.00	0.27%	7.02
Trash Pick-up	4,900.00	2.69%	69.94
Groundskeeping	19,000.00	10.43%	271.18
Wildlife Management	893.00	0.49%	12.74
Property Taxes	2,557.00	1.41%	36.66
Licences and Permits - Dock	100.00	0.06%	1.56
Lease - Boat Dock	770.00	0.42%	10.92
Federal Income Tax Expense	120.00	0.07%	1.82
Cactus Abatement	4,200.00	2.31%	60.06
Hog Abatement	300.00	0.17%	4.42
Total Operating Expenses	142,100.00	78.03%	\$2,028.78
Road Resurfacing Reserve - Transfer to Savings	40,000.00	21.97%	\$571.22
Total Expenses	182,100.00		\$2,600.00
Net Income/Loss	994.00		

Wolf Creek Ranch Owners Association
DRAFT
2020 Proposed Budget with Dues Increase of \$240 (10%)

	Per 68 Tracts for \$2,640		
	Annual Budget	% per Tract	Cost Per Tract
Revenue			
Annual Dues and Assessments	179,520.00	96.61%	
Payment Plan / Handling Fees and Late Fees	864.00	0.47%	
Grass Lease	4,200.00	2.26%	
Dividend Income	0.00	0.00%	
Interest Income from Investments (MM, CD)	1,230.00	0.66%	
Total Income	185,814.00	100.00%	
Expenses			
Wages	28,080.00	15.42%	\$407.09
Payroll Tax Expense	2,170.00	1.19%	31.42
Futa Expense	103.00	0.06%	1.58
Suta Expense	71.00	0.04%	1.06
Mileage Reimbursement	1,900.00	1.05%	27.72
Contract Labor	7,708.00	4.23%	111.67
Computer and Internet Expense	750.00	0.41%	10.82
Insurance Expense	23,700.00	13.02%	343.73
Firewise Expense	2,500.00	1.37%	36.17
Office Expense	925.00	0.51%	13.47
Bank Charges	50.00	0.03%	0.79
Postage and Delivery	300.00	0.17%	4.49
Memberships, Subscriptions, & Misc.	200.00	0.11%	2.9
Legal & Surveying Services	6,000.00	3.30%	87.12
Accounting Fees	4,275.00	2.35%	62.04
Events/Annual Board Meetings	500.00	0.28%	7.39
Repairs & maintenance - Gates	600.00	0.33%	8.71
Repairs & maintenance - Dock	3,928.00	2.16%	57.02
Repairs & maintenance - Fences	300.00	0.16%	4.23
Fence Section Replacement	10,000.00	5.49%	144.94
Repairs & maintenance - Roads	4,000.00	2.19%	57.82
Repairs & maintenance - Facilities/Grounds	1,000.00	0.54%	14.26
Tools, Equipment and Supplies	400.00	0.21%	5.55

Wolf Creek Ranch Owners Association

DRAFT

2020 Proposed Budget with Dues Increase of \$240 (10%)

Telephone - Office	2,000.00	1.09%	28.77
Telephone - Gates	2,100.00	1.15%	30.36
Utilities	5,200.00	2.85%	75.24
Website	500.00	0.27%	7.13
Trash Pick-up	4,900.00	2.69%	71.01
Groundskeeping	19,000.00	10.43%	275.35
Wildlife Management	893.00	0.49%	12.94
Property Taxes	2,557.00	1.41%	37.22
Licences and Permits - Dock	100.00	0.06%	1.58
Lease - Boat Dock	770.00	0.42%	11.08
Federal Income Tax Expense	120.00	0.07%	1.85
Cactus Abatement	4,200.00	2.31%	60.98
Hog Abatement	300.00	0.17%	4.49
Total Operating Expenses	142,100.00	78.03%	\$2,059.99
Road Resurfacing Reserve - Transfer to Savings	40,000.00	21.97%	\$580.01
Total Expenses	182,100.00		\$2,640.00
Net Income/Loss	3,714.00		

Wolf Creek Ranch Owners' Association
Statement of Assets, Liabilities, and Equity
Income Tax Basis
As of July 31, 2019

Assets

Current Assets

Cash-Wells Fargo #3191	\$	9,614.27
BBVA Compass Checking - 7578		94.00
BBVA Compass Money Market - 7748		116,009.16
BBVA Compass - 4757		64,874.78
Annual Dues Receivable		8,794.08
Total Current Assets		199,386.29

Property and Equipment

Equipment & Fixtures	\$	2,850.00
Gate Remote Clickers		253.36
Less Accumulated Depreciation		(2,850.00)
Total Property, Equipment, and Fixtures (See Notes 2 & 3)		253.36

Total Assets	\$	199,639.65
---------------------	-----------	-------------------

Liabilities and Equity

Current Liabilities

Employment Taxes Payable	\$	538.48
FUTA Payable		42.00
Total Current Liabilities		580.48

Equity

Capital Maintenance-Road Resurfacing Reserve Fund	\$	64,804.00
Operations-Sustainability Fund		50,000.00
Retained Earnings-Operating Fund		84,255.17
Total Equity		199,059.17

Total Liabilities and Equity	\$	199,639.65
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Wolf Creek Ranch Owners' Association
Notes to the Financial Statements
Selected Information - Substantially All Disclosures Required by
Generally Accepted Accounting Principles Are Not Included

Note 1 - Organization

The property owners' association is a non-profit organization, formed under article 1396-901, Texas Non-Profit Corporation Act.

Note 2 - Property

The property owners' association obtained ownership of common areas and improvements March 21, 2000. These common areas comprised of 119.242 acres of land, roadways that consist of 49.665 acres of land, and improvements. The improvements consist of barn/ranch office building, a pavillion, a mail kiosk, a dock, a helipad, three security gates and numerous fences. The association has the responsibility to maintain these common areas and roadways.

Note 3 - Property Value

The Burnet Central Appraisal District has placed market values on these assets as follows:

119.242 acres	Market Value \$	888,353	Agriculture Use Value \$10,049
49.665 acres (roadways)	Market Value \$	37,000	
Improvements	Market Value \$	97,188	
	Total Market Value \$	1,022,541	

Taxable value, \$144,237; taxes assessed to WCROA 2018 \$2,516.94

Wolf Creek Ranch Owners' Association
Actual to Budget Variance Report
Income Tax Basis
For the Seven Months Ended July 31, 2019

	<u>July 31, 2019</u>	<u>Annual Budget</u>	<u>Variance</u>	<u>Percentage of Budget Line Item</u>
Revenue				
Annual Dues Assessments	\$ 163,200.00	\$ 163,200.00	\$ 0.00	100.00
Dues Interest & Late Fees	1,879.00	0.00	1,879.00	-
Grass Lease	4,200.00	4,200.00	0.00	100.00
Interest Income	1,754.90	0.00	1,754.90	-
Road Resurfacing Reserve Revenue	0.00	26,830.00	(26,830.00)	-
Total Revenue	<u>\$ 171,033.90</u>	<u>\$ 194,230.00</u>	<u>\$ (23,196.10)</u>	<u>88.06</u>
Operating Expenses				
Wages	\$ 16,200.00	\$ 28,080.00	\$ (11,880.00)	57.69
Payroll Tax Expense	1,239.29	2,170.00	(930.71)	57.11
Futa Expense	42.00	103.00	(61.00)	40.78
Sura Expense	32.41	71.00	(38.59)	45.65
Mileage Reimbursement	649.08	1,900.00	(1,250.92)	34.16
Contract Labor	3,875.75	7,708.00	(3,832.25)	50.28
Computer & Internet Expense	485.03	750.00	(264.97)	64.67
Insurance Expense	23,711.00	23,700.00	11.00	100.05
Firewise Expense	0.00	2,500.00	(2,500.00)	-
Office Expense	233.78	925.00	(691.22)	25.27
Bank Charges	24.00	50.00	(26.00)	48.00
Postage & Delivery	113.70	300.00	(186.30)	37.90
Memberships, Subscriptions & Misc.	0.00	200.00	(200.00)	-
Legal & Consulting	2,166.81	6,000.00	(3,833.19)	36.11
Accounting Fees	2,995.00	4,275.00	(1,280.00)	70.06
Events/Annual Board Meeting	270.10	500.00	(229.90)	54.02
Repairs & Maintenance-Gates	429.71	600.00	(170.29)	71.62
Repairs & Maintenance-Dock	250.00	3,928.00	(3,678.00)	6.36
Repairs & Maintenance-Fences	0.00	300.00	(300.00)	-
Repairs & Maintenance-Roads	5,000.00	16,130.00	(11,130.00)	31.00
Tools, Equipment & Supplies	300.00	400.00	(100.00)	75.00
Repairs & Maintenance-Facilities & Grounds	964.90	1,000.00	(35.10)	96.49
Telephone - Office	1,260.75	2,000.00	(739.25)	63.04
Telephone - Gates	1,314.52	2,100.00	(785.48)	62.60
Utilities	2,769.13	5,200.00	(2,430.87)	53.25
Website	730.95	750.00	(19.05)	97.46
Trash Pick-Up	2,692.61	4,650.00	(1,957.39)	57.91
Groundskeeping	11,604.95	24,000.00	(12,395.05)	48.35
Wildlife Management	0.00	893.00	(893.00)	-
Property Taxes	2,516.94	2,557.00	(40.06)	98.43
Licenses and Permits - Dock	50.00	100.00	(50.00)	50.00
Lease-Boat Dock	759.93	770.00	(10.07)	98.69
Federal Income Tax Expense	0.00	120.00	(120.00)	-

See Accountants' Compilation Report

Wolf Creek Ranch Owners' Association
Actual to Budget Variance Report
Income Tax Basis
For the Seven Months Ended July 31, 2019

ance Section Replacement	0.00	10,000.00	(10,000.00)	-
Cactus Abatement/Land Mgmt.	0.00	4,200.00	(4,200.00)	-
Hog Abatement	0.00	300.00	(300.00)	-
Total Operating Expenses	\$ 82,682.34	\$ 159,230.00	\$ (76,547.66)	51.93
Other Expenses				
Road Resurfacing Reserve	\$ 0.00	\$ 35,000.00	\$ (35,000.00)	-
Total Other Expenses	\$ 0.00	\$ 35,000.00	\$ (35,000.00)	0.00
Total Expenses	\$ 82,682.34	\$ 194,230.00	\$ (111,547.66)	42.57

See Accountants' Compilation Report

Income Tax Basis
For the Twelve Months Ended December 31, 2018

	<u>December 31, 2018</u>	<u>Annual Budget</u>	<u>Variance</u>	<u>Percentage of Budget Line Item</u>
Revenue				
Annual Dues Assessments	\$ 163,200.00	\$ 163,200.00	\$ 0.00	100.00
Dues Interest & Late Fees	<u>2,608.00</u>	0.00	2,608.00	-
Grass Lease	4,200.00	4,200.00	0.00	100.00
Dividend Income	<u>114.80</u>	0.00	114.80	-
Interest Income	<u>1,237.72</u>	0.00	1,237.72	-
Total Revenue	\$ 171,360.52	\$ 167,400.00	\$ 3,960.52	102.37
Operating Expenses				
Wages	\$ 27,570.71	\$ 27,300.00	\$ 270.71	100.99
Payroll Tax Expense	2,109.13	2,110.00	(0.87)	99.96
Futa Expense	42.00	100.00	(58.00)	42.00
Suta Expense	41.40	700.00	(658.60)	5.91
Mileage Reimbursement	1,371.70	2,000.00	(628.30)	68.59
Contract Labor	7,984.00	7,500.00	484.00	106.45
Computer & Internet Expense	815.48	750.00	65.48	108.73
Insurance Expense	7,998.64	7,400.00	598.64	108.09
Firewise Expense	2,259.97	2,500.00	(240.03)	90.40
Office Expense	1,002.42	925.00	77.42	108.37
Bank Charges	6.00	50.00	(44.00)	12.00
Postage & Delivery	300.00	300.00	0.00	100.00
Memberships, Subscriptions & Misc.	0.00	200.00	(200.00)	-
Legal & Consulting	4,416.90	6,000.00	(1,583.10)	73.62
Accounting Fees	4,550.00	4,275.00	275.00	106.43
Events/Annual Board Meeting	258.92	500.00	(241.08)	51.78
Repairs & Maintenance-Gates	839.76	600.00	239.76	139.96
Repairs & Maintenance-Dock	0.00	5,000.00	(5,000.00)	-
Repairs & Maintenance-Fences	750.00	300.00	450.00	250.00
Repairs & Maintenance-Roads	4,994.41	4,850.00	144.41	102.98
Tools, Equipment & Supplies	0.00	400.00	(400.00)	-
Repairs & Maintenance-Facilities & Grounds	1,634.13	1,000.00	634.13	163.41
Telephone - Office	2,103.61	2,000.00	103.61	105.18
Telephone - Gates	2,098.27	2,100.00	(1.73)	99.92
Utilities	4,787.59	5,200.00	(412.41)	92.07
Trash Pick-Up	4,260.92	4,650.00	(389.08)	91.63
Groundskeeping	25,432.31	34,000.00	(8,567.69)	74.80
Wildlife Management	947.99	1,143.00	(195.01)	82.94
Property Taxes	2,556.29	2,557.00	(0.71)	99.97
Licenses and Permits - Dock	100.00	100.00	0.00	100.00
Lease-Boat Dock	769.28	770.00	(0.72)	99.91
Federal Income Tax Expense	0.00	120.00	(120.00)	-
Road Improvements	20,366.00	0.00	20,366.00	-

See Accountants' Compilation Report

Income Tax Basis

For the Twelve Months Ended December 31, 2018

Fence Section Replacement	10,150.00	10,000.00	150.00	101.50
Cactus Abatement/Land Mgmt.	3,386.00	4,200.00	(814.00)	80.62
Hog Abatement	184.29	800.00	(615.71)	23.04
Total Operating Expenses	\$ 146,088.12	\$ 142,400.00	\$ 3,688.12	102.59
Other Expenses				
Road Resurfacing Reserve	\$ 0.00	\$ 25,000.00	\$ (25,000.00)	-
Total Other Expenses	\$ 0.00	\$ 25,000.00	\$ (25,000.00)	0.00
Total Expenses	\$ 146,088.12	\$ 167,400.00	\$ (21,311.88)	87.27

See Accountants' Compilation Report

Wolf Creek Ranch Owners Association

Maintenance Report 8-17-19

Raised canopy of trees overhanging the roads

Removed brush in the tunnel

Chestnut Trail / Cleaned roadsides and sprayed with remedy and diesel

Adams Creek Pasture / Cut and removed dead tree limbs and tree limbs hanging on the fence

Remove 2 downed trees at the Hampton House

Removed tree in culvert at Panther Draw

Raised the canopy of Oak Tree at the mail boxes

Raised canopy of trees at Morgan Creek Crossing

Wolf Creek Ranch Owner's Association

Road Maintenance Report

8/17/19

Low Water Crossings:

Ramon Avila finished the approved job on the Road shoulders at the 3 locations. The Board approved \$14,130 for these 2 projects.

1. Hampton House area – 2 low water crossings requiring attention.

The road shoulder to be extended with concrete wings in order to prevent further erosion on the downside of the low water crossing from heavy rains.

2. Office area – The low water crossing on the way to the office requiring attention. The down side of the low water crossing requiring concrete wing to prevent further erosion from heavy rain.

Road Work Needed:

1. Adams Creek Area – Put rip rap along the road shoulders on the Commons side of the road and along AC-3 to prevent further erosion of the road edge.
2. Panther Draw – shore up the dirt side with rock in front of the culverts along WR – 1B1B.
3. AC-4 – Put rip rap on road shoulder to prevent further erosion of road edge.
4. White Bluff Road – The area between White Bluff Trail and WB-6 – shore up the south side of the road past the culverts with additional rock/cement to prevent further washout by upcoming floods.

Potential Road work:

1. RR -1 large Pot hole developing
2. RR – 3 large pothole developing
3. RR - 4 small pothole next to shoulder

As Ranch Owners are building, the roads will be checked for damage. The Maintenance Committee will be working closely with the DRB in reporting observed damage. The DRB will be following up with Ranch Owners to make sure the contractors are following our requirements of the 50,000 lbs. maximum weight limit. It then will be determined if the loads are too heavy or that the roads are not strong enough to handle the truck traffic.

UNAUTHORIZED HERBICIDE SPRAYING ON ROAD SIDES

In May and June of this year the road edges of White Bluff Road and Wolf Creek Ranch Road were sprayed with herbicide to prevent grasses and weeds from growing into the pavement. During the spraying activity winds were calm and the risk of overspray and drift was minimal. Application of herbicide was limited to a band at the road edge approximately 6" wide or less. This is part of the maintenance required to extend the longevity of the roads on Wolf Creek Ranch. As we all know, resurfacing our roads is a major expense and keeping them in the best possible condition benefits all residents of Wolf Creek Ranch.

As shown in the attached July photos there have been instances of unauthorized spraying on the road sides. In areas of unauthorized spraying healthy grass can be seen between the road side and the dead areas. Had this been due to overspray or drift there would be no strips of healthy grass in the middle of dead grass. This has occurred along Wolf Creek Ranch Road adjacent to MCW-1, MCW-2, MCW-3, MCW-4, MCW-5. The purpose of this unauthorized spraying is not known, however there has been damage to the grasses well off the road edge. This may lead to erosion in the areas with no vegetation and further maintenance expense to repair these areas.



White Bluff Road



Main Gate area



Adam's Creek



Wolf Creek Ranch Road (adj to RR-3)



Unauthorized spraying on Wolf Creek Ranch Road (adj to MCW-1)



Unauthorized spraying on Wolf Creek Ranch Road (adj to MCW-2)



Unauthorized spraying on Wolf Creek Ranch Road (adj to MCW-2)



Unauthorized spraying on Wolf Creek Ranch Road (adj to MCW-2)



Unauthorized spraying on Wolf Creek Ranch Road (adj to MCW-2)



Unauthorized spraying on Wolf Creek Ranch Road (adj to MCW-3)



Unauthorized spraying on Wolf Creek Ranch Road (adj to MCW-4)



Unauthorized spraying on Wolf Creek Ranch Road (adj to MCW-5)



Unauthorized spraying on Wolf Creek Ranch Road (adj to MCW-5)



Wolf Creek Ranch Road (Panther Draw)



Wolf Creek Ranch Road (just north of Panther Draw)



Wolf Creek Ranch Road (adj to WR-5)



Work Creek Ranch Road (west of Hampton House)



Work Creek Ranch Road (adj to ER-11A)



Work Creek Ranch Road (near Legacy Gate)

DRB Construction Status List

Owner	Tract	DRB Point	App Date	Issues	Conformance	Variance	Contractor	Approval	Start	Completion	Status
Lester	RR-1	Lyn	2/14/2019				Agreement	6/2/2019	7/6/2019		Foundation work begun; form work in process
Dixon	HR-3A	Lee/Helen	4/22/2019				Agreement	5/19/2019	5/25/2019		Foundation, framing, and roof deck on all structures
McLeland	WB-8	Nelda/Lyn		Const. Time				12/13/2012			Concrete footings have been poured Additional concrete foundation in place
DRB Improvements Status List											
Owner	Tract	DRB Point	App Date	Project			Contractor	Approval	Start	Anticipated Completion	Status
Meyers	ER-2B	Lyn	6/24/2019	Install split rail fence close to house			Benchmark	6/26/2019	7/17/2019	8/1/2019	Fence complete; adding hog wire
Bishop	RR-3	Lyn	1/15/2019	Construct planter box			Self	1/30/2019	2/2/2019	2/28/2019	Completed
Mize	WB-9	Lyn	4/3/2019	Add wings to existing barn for equip. storage			Casperior, Inc	4/8/2019	5/15/2019	9/1/2019	Punch list to contractor
Wong	WR-1B1B	Lyn	1/30/2019	Install irrigation system			Self	2/13/2019	2/15/2019	End of May	Complete
Tucker	ER-5	Nelda	4/3/2019	Install construction road			ROW	4/8/2019	Immediate		Weather delay; substantial completion
Stracke	MCW-9A	Lyn	5/9/2019	Install plants and landscaping for screening			Self	5/13/2019	Immediate	9/1/2019	Complete
Struss	ER-1A	Lyn	7/8/2019	Install solar electric fence on existing garden fence			Self	7/11/2019	Immediate	7/25/2019	Complete
DRB Debris Pile Variance Status List											
Owner	Tract	DRB Point	App Date	Project				Approval	Start	Anticipated Completion	Status
Burge	ER-1B	Lyn	9/19/2018	Clear dead/dying trees				9/25/2018	Immediate	mid-September 2019	In progress and have requested and received a 6 months extension
Maynard	MCE-3	Lyn	9/26/2018	Complete clearing project by burning piles				10/23/2018	Immediate	by end March 2019	Complete
Bishop	RR-3	Lyn	10/26/2018	Wildlife habitat				11/25/2018	Immediate	Ongoing	
Bishop	RR-3	Lyn	10/26/2018	Wildlife habitat				11/25/2018	Immediate	Ongoing	
Mize	WB-9	Lyn	4/1/2019	Clearing of brush, cedar on bluff				4/8/2019	Immediate	9/30/2019	All brush cleared; waiting for chipping

(DRAFT)

Wolf Creek Ranch

2019-2020 Managed Lands Deer Program

Welcome to the Wolf Creek Ranch Managed Lands Deer Program (MLDP). Your participation is a major step in our ability to properly manage the deer population on the ranch. By doing so, we can maintain a healthy, beautiful and genetically improved herd of deer.

Please review the following administrative procedures and safety practices you will need to follow.

Wolf Creek Ranch (WCR) Managed Lands Deer Program Administrative Procedures

- Landowners (who are hunting on their property and landowners with designated hunters) will receive the deer harvesting permit from Nelda at the WCR office with a copy of the Landowner's Log, procedures, and good hunting etiquette. There will be a certain number of deer permits established by the Texas Parks and Wildlife Biologist.
- Any deer harvested on WCR must be done by a MLDP permit only (it is illegal to use the deer tag from your personal hunting license); however, any person harvesting a deer is required by law to have a valid hunting license.
- Deer can only be harvested by bow or cross bow (no firearms of any kind).
- Texas Parks and Wildlife Department Biologist encourages the harvesting of does on Wolf Creek Ranch.
- Recommended that participating landowners visit with their neighbors to establish wounded deer search agreement as well as validate contact information and procedures.
- Landowners assume all liability and costs associated with Managed Lands practices conducted on their property.
- No lease hunting programs allowed (receiving payment to allow hunting on your property).
- Hunters are encouraged to follow safe hunting etiquette and practices at all time. Failure to do so will immediately exempt the landowner from participation in the program.
- When a deer is harvested, the Landowner Log must be completed and taken to Nelda at the WCR office. A landowner may request an additional permit if available.

I have read and understand the administrative procedures and safety practices,

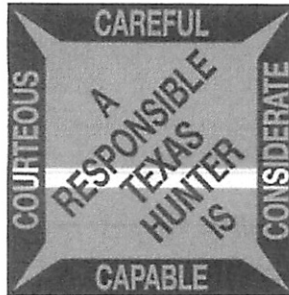
Landowner's Signature

Tract #

Date

(DRAFT)

WCR Deer Hunting Safety Practices



The Four C's

A responsible hunter is:

Careful- the hunter's attitude is committed to the basic rules of safety.

Courteous- the hunter's behavior is polite, helpful and gracious.

Considerate- the hunter's respect for other hunters, landowners, and the non-hunting public.

Capable- the hunter's abilities including marksmanship, outdoor skills, knowledge levels and sound judgment.

Please follow safe hunting practices

- **Know Your Target and What's Beyond It.**
- **Never shoot towards or across a road or driveway**
- **Blinds and shooting lanes should be aimed into participating landowner's property.**
- **Make a serious effort to find any wounded deer and don't cross property lines without first notifying property owner (unless agreed upon in advance).**
- **Any deer harvested should be properly field dressed in a discrete location and processed.**

TPWD DEER HARVEST FIELD LOG (MLDP and COLD STORAGE RECORD BOOK)

Harvest Log Satisfies Requirements for MLDP and cold storage / processing record book if log is maintained at cold storage processing facility on site. If used as a Cold Storage Processing Facility Record Book, log must be maintained for 1 year after last required entry. If log is used only for MLDP it must be retained through the end of MLD season. See note at bottom of log for important information.

RANCH Wolf Creek Ranch

COUNTY Burnet

No.	MLDP Tag No.	Date of Kill (mm/dd/yyyy)	Species	Sex	Age	Points R	Points L	Dressed Weight*	Lactating (Yes/No)*	Inside Spread*	Basal Circum.*	Main Beam Length*	Hunter Name	Hunting License No. ** see note for MLDP & DL#	Hunter's Address
1	125743	11/27/2015	WTD	F	4.5			81	NO				Example 1	809000348145	135 Rock Road, Austin, TX
2	135788	12/15/2015	MD	M	3.5	1	3	134		13 5/8	4 7/8	21 4/8	Example 2	12345678	237 Maple Street, Alpine, TX

Note: MLDP Participants must record date of kill, species, sex, number of antler points R and L, MLDP tag number, hunter name, and hunting license number. Cold Storage facility only must record date of kill, species, sex, hunters name, address, and hunting license number. If using log for a combination of MLDP and Cold Storage, then required data fields for each type must be completed. Additional biological data (*) may be recorded at the request of the TPWD biologist working with this property to satisfy deer population data requirements of MLDP. **Driver's License number may be recorded in lieu of hunting license number if the log is used only for MLDP purposes. If used to meet cold storage requirements hunting license number is required. All hunters are required to possess the appropriate Resident or Non-resident General hunting license. A hunter harvesting a deer that is required to be tagged with a MLDP tag must enter and complete all required information in the log on the same day of harvest. The landowner or designated agent is responsible for reporting in LMA the total number of bucks and does harvested by APRIL 1.



Hill Country
Soil and Water Conservation District



TEXAS A&M
AGRI LIFE
EXTENSION

TEXAS A&M
AGRI LIFE
RESEARCH



HILL COUNTRY SOIL & WATER CONSERVATION
DISTRICT PRESENTS

AG & WILDLIFE SYMPOSIUM

5 CEUS AVAILABLE FOR TDA PRIVATE
APPLICATORS LICENSE HOLDERS

SEPTEMBER 6, 2019

9 AM - 4 PM

GRACE FELLOWSHIP CHURCH
2974 US-281, LAMPASAS, TX 76550

Doors open at 8 AM for Sign In and Local Vendor Booths
**Register by September 2nd to Lee Gernentz at (512) 556-5572, ext 3
or online at www.LampasasRiver.org**

Topics Include: Scouting and Application of Pesticides, Brush Management, Proper Stocking Rates, Feral Hogs in Texas, Pond Management, Rainwater Harvesting for Livestock and Wildlife, Aging of Whitetail Deer and Habitat Management

COMPLIMENTARY BBQ LUNCH SPONSORED BY:



FIRST STATE BANK
OF BURNET



FIRST
TEXAS BANK
Lampasas





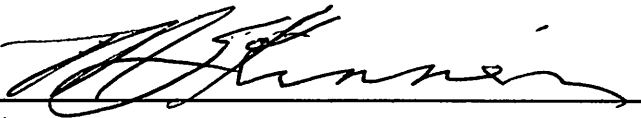
*2019 Ag and Wildlife Symposium
Hill Country Soil and Water Conservation District
Friday September 6, 2019
Grace Fellowship Church
Lampasas, Texas*

- 8:00 Registration and Vendor Booths Open
- 9:00 Welcome and Introductions
 - Hill Country SWCD Directors
- 9:05 Scouting and Application of Pesticide Products for Crop and Pasture
 - Pam Worrell, Corteva Agrosiences
- 9:45 Program Update: Local NRCS
 - Carson Singleton, USDA NRCS – Lampasas County
- 9:55 Brush Management Product Update and Application Methods
 - Dillon DeMuth, Corteva Agrosiences
- 10:30 Program Update: Local FSA
 - Trey Stoneham, USDA FSA – Lampasas County
- 10:40 Break
- 10:50 Proper Stocking Rates: Estimating Forage and Grazeable Acres
 - Michael Wilson, USDA - NRCS Zone 5
- 11:25 News in the Wild Pig World
 - Josh Helcel, Texas A&M AgriLife Extension
- 12:05 TSSWCB Water Quality Management Program Update
 - Todd Oneth, TSSWCB Dublin Regional Office
- 12:15 Lunch and Visit Vendors/Door Prizes ****Lunch sponsored by local donors****
- 1:15 Pond Management and Weed Control
 - Ricky Linex, USDA - NRCS Zone 5
- 1:55 Program Update: Lampasas River Watershed Partnership Update
 - Lisa Prcin, Texas A&M AgriLife Research
- 2:05 Rain Water Harvesting for Supplementing Livestock and Wildlife
 - Billy Kniffen, Retired Texas A&M AgriLife Extension
- 2:45 Break
- 2:55 Creekside Conservation Program Update
 - Marshal Trigg, Lower Colorado River Authority
- 3:05 Aging of Whitetail Deer and Habitat Management
 - Erin Wehland, Texas Parks & Wildlife Department
- 3:45 Program Update: Lampasas County AgriLife Extension
 - Heath Lusty Lampasas County AgriLife Extension Agent
- 3:45 Door Prizes and Wrap Up
- 4:00 – 4:30 Vendor Booths will be open

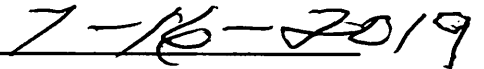
**Wolf Creek Ranch Owners Association
Board of Directors Meeting Proxy**

I, Tommy Skinner, hereby appoint Warren Struss as agent and proxy for purposes of voting in my behalf at the Wolf Creek Ranch Owners Association Board meeting to be held on Saturday, August 17, 2019, upon such business as may properly come before said meeting.

Tommy Skinner
WCROA Board Member



Signature



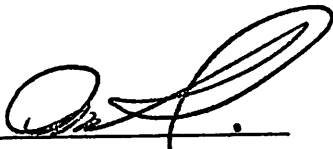
Date

This proxy is valid for the August 17, 2019 WCROA Board meeting only.

WCROA PROXY

The undersigned hereby appoints Lyn Mefford, as his agent and proxy to vote for him at the Wolf Creek Ranch board meeting to be held on Saturday, August 17, 2019 upon such business may properly come before said meeting. This proxy is valid for only this meeting.

R.L. Ring, Jr
Board Member



Signature

8/16/19
Date