

Wolf Creek Ranch Owners Association Board of Directors Meeting Minutes

Teleconference Meeting of November 14, 2020

Board Member Attendees

John Manton
Carol Weathers
Cindy Taniguchi
Lyn Mefford

Lee Kinard
Tommy Skinner
Rick Ramos

WCR Property Owner Attendees

Bill Bishop
Eliza Bishop
Kim Taniguchi
Kay Lester
Helen Piechowski
Pete Mefford
John Guinn
Betty Saenz
Bill Comegys
Pete Mefford
Toni Grigsby

Kris Kwolek
Cress Kwolek
Terry Stracke
Mark Stracke
Andy Piechowski
Jennifer Shuta
Warren Dold
Rob Sarnelli
Sarah Sarnelli
Julie Kelley
Chris Kelley

Other Attendees

Nelda Duff

Attachments

- Draft minutes of August 22, 2020 (Exhibit A)
- Treasurer's Reports (Exhibit B)
 - 2020 Budget and Notes
 - Statement of Assets, Liabilities and Equity
 - Actual to Budget Variance Report
 - Proposed 2021 Budget and Notes
 - 2021 Dues Payment Plan
 - WCROA Dues History
- 2021 Director Nomination and Election Dates/Deadlines (Exhibit C)
- 2021 Board Meeting Dates (Exhibit D)
- Volunteer Worker Considerations and Options (Exhibit E)
- 2020 Working Maintenance List (Exhibit F)
- DRB Construction Status List (Exhibit G)
- Dock Report (Exhibit H)

Business

Having confirmed a quorum of Directors present (by roll call) to conduct the business of the WCROA, President Carol Weathers called the Board of Directors meeting to order at 9:01am, Saturday November 14, 2020. (Secretarial Note: The draft agenda, all draft meeting minutes

and committee reports were distributed via the WCROA website and by email for Board Member and Property Owner review.)

1. **Draft Agenda Review and Approval.**

A motion was made by Lyn Mefford and seconded by Tommy Skinner to approve the draft Agenda for this meeting (see Attachments). A roll call vote, by Board Member name, was taken and the motion was approved unanimously.

2. **Property Owner Comments.**

Carol Weathers opened the floor for Property Owner Comments and/or questions. No questions or concerns were raised.

Items for Action

3. **Review and Approval of draft WCROA Board Meeting Minutes.**

WCROA Board Meeting Minutes of August 22, 2020 were presented for review and approval (see Attachments). Carol Weathers asked for changes, amendments or edits to draft minutes. Eliza Bishop noted a date error occurring in item #3, whereby the last date noted should be "July 10" rather than June 10. A motion was made by Lyn Mefford and seconded by Rick Ramos to approve draft minutes for August 22, 2020, as amended. No further discussion was heard. A roll call vote, by Board Member name, was taken and the motion was approved unanimously.

4. **Discuss and Act on Treasurer's Reports.**

John Manton presented Treasurer's Reports (Exhibit B). Discussion was had amongst Board Members regarding the 2020 budget status. Cindy Taniguchi recapped that no 2020 Budget amendments were discussed or approved in the August 22, 2020 meeting. Rick Ramos shared that he would like to maintain and always provide transparency to Property Owners. Eliza Bishop (Property Owner) asked whether the August 22, 2020 Board authorization to pull \$10K from the Rainy Day fund is still necessary in light of a \$20K projected carryover for the proposed 2021 Budget? Kim Taniguchi (Property Owner) asked whether it would be possible to set a column in the budget for forecasting? Carol Weathers suggested that the Board provide for a routine audit. No action was taken for approval of 2020 financial reports, pending further discussion in Executive Session.

John Manton presented the 2021 Operating Budget plan (Exhibit B). It was noted that the 2021 Budget Plan has ties to the 2020 Operating Budget. Rick Ramos moved that the 2021 Budget plan not be approved at this time so that there can be further discussion in Executive Session. The motion was seconded by Tommy Skinner. In further discussion, Lyn Mefford asked that the 2021 Budget Plan reflect a column to show the approved 2020 budget amount. Mark Stracke (Property Owner) asked if it would be possible to show a column for the percent of homeowner dues going to each budget line item? A roll call vote, by Board Member name, was taken and the motion was approved unanimously.

John Manton presented the 2021 Dues Payment Plan and a chronological history of dues assessments (Exhibit B). A motion was made by Tommy Skinner to approve the 2021 Dues Payment Plan. Rick Ramos clarified that there is no reason to increase or decrease dues and that the revenue stream will be locked in if this plan is approved. The motion was seconded by Lyn Mefford and was carried unanimously.

5. **Discuss and Act on Board Election Process.**
Nelda Duff (Ranch Manager) provided a summary of the WCROA Board election process (Exhibit C). Two positions will be open, with Lyn Mefford and Tommy Skinner completing service commitments. Lyn added that this is a similar process as in the past, and is according to WCROA By-Laws. Lyn moved that the Board approve the WCROA 2021 Director nomination and election dates and deadlines, as provided. The motion was seconded by Rick Ramos and was approved unanimously.
6. **Discuss and Act on 2021 Board Meeting Dates.**
Carol Weathers presented proposed 2021 Board Meeting Dates (Exhibit D). Lyn Mefford commented that the proposed Board meeting dates are not quite quarterly and asked whether we might make them quarterly in the future? Kay Lester (Property Owner) remarked that the telephonic meeting format makes it easier for owners to join the meeting, regardless of timing. Lyn added that approved dates can be moved according to business rhythm and adjustments made, when practical. Lee Kinard motioned to accept the 2021 Board Meeting dates, as presented. The motion was seconded by Rick Ramos and approved unanimously.
7. **Discuss and Act on Acquiring Volunteer Insurance.**
Rick Ramos presented options to the Board for protecting WCROA and volunteers in the event an injury is had by a volunteer during the course of working a designated volunteer project (Exhibit E). Rick shared that he has sought both legal and insurer input about volunteer work being carried out on WCR and asked the Board to consider purchase of a Volunteer Accident insurance policy which addresses the potential risks associated with volunteer work. This policy would eliminate need for acquiring and keeping up with waivers. Jennifer Shuta (Property Owner) remarked that volunteers are familiar with their equipment and tools, and questioned whether a volunteer waiver would be sufficient? Cindy Taniguchi asked whether guidelines could be provided around training and equipment for volunteers. John Manton motioned to acquire Volunteer Insurance to start immediately for coverage for volunteers. The motion was seconded by Lyn Mefford and approved unanimously.
8. **Discuss and Act on Amendment to Covenant 8.9.**
Carol Weathers reminded the Board that Covenant 8.9 of the WCR CC&Rs addresses animals that are allowed for keeping on the Ranch. Warren Dold provided a report of Covenant Committee findings pursuant to a Property Owner request for chicken raising. The recommendation of the Covenant Committee to the Board is to keep Covenant 8.9 without amendment, adding that the existing Covenant is clear, allowing for dogs, cats and horses only. Bill Comegys (Property Owner) raised concerns about the recommendation, and asked that a poll of WCR property owners be completed. A motion was made by Rick Ramos to table action for further Board discussion in Executive Session. The motion was seconded by Lee Kinard and approved unanimously by a Board Member roll call vote.

Committee Reports

9. **Maintenance Report.**
Eliza Bishop offered the Maintenance Committee work list (see Exhibit F). Confirmation was received that there have been no complaints received regarding maintenance of common grounds and/or facilities. Questions were solicited, though none were heard. Eliza asked whether some of the debris at the common burn pile could be chipped. Also,

there is signage that is in need of repainting and volunteer(s) are needed to complete this task.

10. Design Review Board Report.

Lyn Mefford shared an update of DRB activity (see Exhibit G), highlighting progress of 4 homes under construction.

11. Dock Report.

Lee Kinard reported that dock repairs remain pending (see Exhibit H). Lee and Bill Comegys plan to work together to procure bids from outside vendor(s) to complete dock repairs. To date, there has been no commitment made by the dock property owner to extend the lease beyond 2021.

12. Cattle and Fence Management Report.

Warren Dold reported that WCR's grazing contractor has moved Biscuit from the ranch for placement on another pasture. Also, WCR is in year 8 of 10 of planned perimeter fence replacement. The 2020 fence replacement section has been contracted at a cost of \$3.25 per linear foot.

13. FireWise Report.

Andy Piechowski reported that WCR FireWise status has been renewed for 2021. Work to install a road for setting up the location for the new water tank is underway. The burn team will try to burn the commons debris this coming week, as weather and personal commitments permit.

14. Middle Gate Enhancements Report.

Betty Saenz has formed a committee of 4 Property Owners for providing enhancements to the middle gate access area. The committee is looking to property owners for plant donations. Native and xeriscape plants, such as yucca, are requested, in addition to stone and boulders.

15. Managed Land Deer Program Report.

Helen Piechowski reported that 7 deer have been taken thus far in the season. Cindy Taniguchi asked if the program might reconsider procedures for how deer taken on common lands are distributed among interested Property Owners.

16. Welcome Committee Report.

Toni Grigsby is leading the newly formed Welcome Committee. Toni shared that the Committee's goal is to contact new property owners, owners in the process of building, and new owners of existing homes for sharing information about the Ranch and surrounding communities. The Committee is requesting vendor information – more is better! Presently, there are 15 new owners needing to be contacted by the Committee.

Items for Discussion

None.

A motion to adjourn the teleconference meeting was made by Rick Ramos, with telephonic Executive Session to follow at 1:30pm. The motion was seconded by Tommy Skinner. The motion was approved unanimously and the regular meeting was adjourned at approximately 12:40pm.

Executive Session was called to order at approximately 1:34pm by Carol Weathers, as allowed under Chapter 209 of the Texas Property Code. A Board Member roll call was taken and all

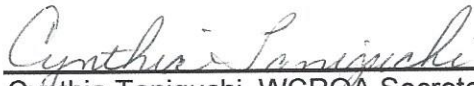
Board Members were present. Lee Kinard motioned to adjourn the Executive Session at approximately 3:43pm. The motion was seconded by Rick Ramos and approved unanimously.

Regular Session was reconvened by Carol Weathers (via teleconference) at approximately 3:45pm. All Board Members were present.

17. Lyn Mefford moved that the Board authorize an anonymous community survey to determine whether there is at least 75% of Association members who would support amending existing CC&R 8.9 to allow for limited introduction of chicken farming on WCR. The motion was seconded by Lee Kinard. The motion was carried unanimously.
18. John Manton motioned to table action on the 2020 Budget, pending further review. The motion was seconded by Carol Weathers and approved unanimously.
19. Carol Weathers motioned to table action on the 2021 Proposed Budget, pending further review. The motion was seconded by John Manton and approved unanimously.

Lyn Mefford motioned to adjourn the regular session. The motion was seconded by Rick Ramos and was carried unanimously by roll call vote. The meeting was adjourned at approximately 4:00pm.

Recorded and certified by:


Cynthia Taniguchi, WCROA Secretary

12-19-2020
Date

Wolf Creek Ranch

From: TurboBridge <support@turbobridge.com>
Sent: Saturday, November 14, 2020 12:58 PM
To: wolfcktx@tstar.net
Subject: TurboBridge Conference Report for 223-5534 WCROA BOD Mtg Nov-14-2020 08:52 AM

Conference Summary Report

Thank you for using TurboBridge.



Bridge: WCROA BOD Mtg
223-5534

Start: Nov-14-2020 8:52 AM
End: Nov-14-2020 12:57 PM
(GMT-06:00) Central Time (US & Canada)

Participants: 33
Duration: 246 minutes
Total Usage: 4784 minutes (241 Toll-Free, 4543 Toll, 0 Other)

Caller Number	Location	Name	Access	Host?	Joined	Departed	Minutes
+1 (713) 598-3616	HOUSTON, TX	BISHOP WILLIAM	Toll		8:52 AM	12:54 PM	243
+1 (281) 467-7317	HOUSTON, TX	KELLEY CHRIS	Toll		8:53 AM	12:57 PM	245
+1 (832) 942-3074	TX	Cindy Taniguchi	Toll	Yes	8:53 AM	12:57 PM	245
+1 (512) 756-2059	BURNET, TX	Lyn Mefford	Toll	Yes	8:54 AM	12:57 PM	244
+1 (512) 756-8587	BURNET, TX	Warren Dold	Toll		8:54 AM	10:23 AM	89
+1 (512) 791-9554	AUSTIN, TX	Kris Kwolek	Toll		8:54 AM	12:33 PM	219
+1 (832) 315-8006	DICKINSON, TX	STRACKE MARK	Toll		8:54 AM	12:57 PM	243
+1 (817) 999-3127	GLENDALE, TX	LESTER RANDOLPH	Toll		8:55 AM	10:31 AM	96
+1 (830) 613-7651	MARBLE FLS, TX	Lee Kinard	Toll	Yes	8:55 AM	12:57 PM	242
+1 (713) 851-1643	HOUSTON, TX	Tommy Skinner	Toll	Yes	8:56 AM	12:57 PM	242
+1 (512) 756-0707	BURNET, TX	WCR Office JManton	Toll-Free	Yes	8:57 AM	12:57 PM	241
+1 (281) 702-6837	HOUSTON, TX	Kim Taniguchi	Toll		8:57 AM	9:03 AM	6
+1 (901) 484-1017	MEMPHIS, TN	Guinn John	Toll		8:57 AM	10:23 AM	87
+1 (303) 990-2755	FORTLUPTON, CO	Bill Comegys	Toll		8:58 AM	10:22 AM	85
+1 (972) 672-7842	GRANDPRARI, TX	Rick Ramos	Toll	Yes	8:58 AM	9:28 AM	30

+1 (859) 512-4170	COVINGTON, KY	JENNIFER SHUTA	Toll		8:59 AM	12:57 PM	239
+1 (713) 775-8759	HOUSTON, TX	WIRELESS CALLER	Toll		8:59 AM	9:16 AM	18
+1 (845) 559-3361	POUGHKEPSI, NY	Piechowski Andy	Toll		8:59 AM	10:05 AM	66
+1 (512) 970-3445	AUSTIN, TX	GRIGSBY TONI	Toll		9:01 AM	10:23 AM	82
+1 (512) 756-3265	BURNET, TX	HELEN PIECHOWSK	Toll		9:02 AM	12:57 PM	236
+1 (281) 702-6837	HOUSTON, TX	Kim Taniguchi	Toll		9:03 AM	9:04 AM	2
+1 (281) 702-6837	HOUSTON, TX	Kim Taniguchi	Toll		9:05 AM	10:30 AM	85
+1 (512) 919-6309	AUSTIN, TX	Cress Kwolek	Toll		9:08 AM	12:57 PM	230
+1 (512) 785-5050	AUSTIN, TX	SAENZ,RAFAEL	Toll		9:13 AM	12:51 PM	218
+1 (972) 672-7842	GRANDPRARI, TX	Rick Ramos	Toll	Yes	9:30 AM	12:57 PM	208
+1 (845) 559-3361	POUGHKEPSI, NY	Piechowski Andy	Toll		10:05 AM	12:51 PM	167
+1 (303) 990-2755	FORTLUPTON, CO	Bill Comegys	Toll		10:30 AM	12:57 PM	148
+1 (281) 702-6837	HOUSTON, TX	Kim Taniguchi	Toll		10:31 AM	12:57 PM	146
+1 (512) 756-8587	BURNET, TX	Warren Dold	Toll		10:33 AM	10:33 AM	1
+1 (512) 756-8587	BURNET, TX	Warren Dold	Toll		10:34 AM	12:52 PM	138
+1 (512) 970-3445	AUSTIN, TX	GRIGSBY TONI	Toll		10:38 AM	12:46 PM	129
+1 (817) 999-3127	GLENDALE, TX	LESTER RANDOLPH	Toll		10:41 AM	12:14 PM	94
+1 (512) 791-9554	AUSTIN, TX	Kris Kwolek	Toll		12:38 PM	12:57 PM	20

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Playback Recording Number: 16 (243 minutes 54 seconds)

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To stop receiving these activity reports, please contact your account administrator John Manton (johnmantoniii@hotmail.com), or TurboBridge Support at support@turbobridge.com.

Wolf Creek Ranch

From: TurboBridge <support@turbobridge.com>
Sent: Saturday, November 14, 2020 3:51 PM
To: wolfcktx@tstar.net
Subject: TurboBridge Conference Report for 223-5534 WCROA BOD Mtg Nov-14-2020 01:26 PM

Conference Summary Report

Thank you for using TurboBridge.



Bridge: WCROA BOD Mtg
223-5534

Start: Nov-14-2020 1:26 PM
End: Nov-14-2020 3:50 PM
(GMT-06:00) Central Time (US & Canada)

Participants: 6
Duration: 144 minutes
Total Usage: 851 minutes (141 Toll-Free, 710 Toll, 0 Other)

Caller Number	Location	Name	Access	Host?	Joined	Departed	Minutes
+1 (713) 851-1643	HOUSTON, TX	Tommy Skinner	Toll	Yes	1:26 PM	3:50 PM	145
+1 (512) 756-2059	BURNET, TX	Lyn Mefford	Toll	Yes	1:27 PM	3:50 PM	144
+1 (972) 672-7842	GRANDPRARI, TX	Rick Ramos	Toll	Yes	1:28 PM	3:50 PM	143
+1 (512) 756-0707	BURNET, TX	WCR Office JManton	Toll-Free	Yes	1:30 PM	3:50 PM	141
+1 (832) 942-3074	TX	Cindy Taniguchi	Toll	Yes	1:30 PM	3:50 PM	141
+1 (830) 613-7651	MARBLE FLS, TX	Lee Kinard	Toll	Yes	1:33 PM	3:50 PM	137

Portions of this conference call were recorded. You may access this recording by selecting the following link:
[Recording](#)

Playback Recording Number: 17 (143 minutes 2 seconds)

To listen to the recording by phone, please log into your control panel and enable **Recording Playback** in Settings. When enabled, you can listen to the recording by dialing [+1 \(215\) 644-7700](#) followed by Conference ID **223-5534#** and Recording Number **17#**.

[Click here](#) to assign a reference label to this conference for project-tracking purposes.

DRAFT AGENDA
WCROA BOARD OF DIRECTORS TELECONFERENCE MEETING
Saturday, November 14, 2020 @ 9:00AM

- * Call Teleconference Meeting to Order by Carol Weathers
- * Confirm Board Quorum (Roll Call)
- * WCR Attendee Sign-in Sheet (Telephone Records)
- * Approval of November 14, 2020 Draft Agenda for WCROA Meeting
- * WCROA Member Comments

ITEMS FOR ACTION

- * Approve Draft Minutes of August 22, 2020 WCROA Board of Directors (Exhibit A)
- * Discuss and Act on Treasurer Report, WCROA 2021 Operating Budget and Dues Payment Plan (Exhibit B)
- * Discuss and Act on Board Election Process (Exhibit C)
- * Discuss and Act on 2021 Board Meeting Dates (Exhibit D)
 - January 23, 2021
 - April 17, 2021 Round Up (Yearly Required Meeting)
 - April 24, 2021
 - August 21, 2021
 - November, 20, 2021
- * Discuss and Act on Acquiring Volunteer Insurance (Exhibit E)
- * Discuss and Act on Amendment to Covenant 8.9

COMMITTEE REPORTS

- * Maintenance report - Eliza Bishop (Exhibit F)
- * Design Review Board report - Lyn Mefford (Exhibit G)
- * Dock - Lee Kinard (Exhibit H)
- * Cattle and Fence report - Warren Dold
- * FireWise report and update - Andy Piechowski
- * Middle Gate Enhancement - Betty Saenz
- * Welcome Committee - Toni Grigsby

Adjourn WCROA Board Meeting and convene for Executive Session (As allowed under Chapter 209 of the Texas Property Code).

Adjourn the Executive Session and reconvene the WCR Board Meeting to Order.

WCROA Board action on any applicable business discussed in Executive Session.

Adjourn WCROA Board of Directors Teleconference Meeting.

Wolf Creek Ranch Owners Association Board of Directors Meeting Minutes

Teleconference Meeting of August 22, 2020

Board Member Attendees

John Manton
Carol Weathers
Cindy Taniguchi
Lyn Mefford

Lee Kinard
Tommy Skinner
Rick Ramos

WCR Property Owner Attendees

Bill Bishop
Chan Wong
Eliza Bishop
Kim Taniguchi
Kay Lester
Helen Piechowski
Pete Mefford
Patti Skinner

Warren Struss
Pete Mefford
Terry Stracke
Mark Stracke
Andy Piechowski
Marcie Ramos

Other Attendees

Nelda Duff

Attachments

- Draft minutes of May 16, 2020 Special Called Teleconference Board of Directors Meeting (Exhibit A)
- Draft minutes of May 23 – June 6, 2020 Electronic Board of Directors Meeting (Exhibit B)
- Draft minutes of June 2 - 3, 2020 Electronic Board of Directors Meeting (Exhibit C)
- Draft minutes of June 17, 2020 Electronic Board of Directors Meeting (Exhibit D)
- Draft minutes of July 10, 2020 Electronic Board of Directors Meeting (Exhibit E)
- Draft minutes of July 16, 2020 Electronic Board of Directors Meeting (Exhibit F)
- Treasurer's Report (Exhibit G)
- Road Repair (Exhibit H)
- Wolf Creek Ranch Newsletter mock-up (Exhibit I)
- Managed Land Deer Program (Exhibit J)
- Maintenance Report (Exhibits K1 and K2)
- Design Review Board Report (Exhibit L)

Business

Having confirmed a quorum of Directors present (by roll call) to conduct the business of the WCROA, President Carol Weathers called the Board of Directors meeting to order at 9:02am, Saturday August 22, 2020. (Secretarial Note: The draft agenda, all draft meeting minutes and committee reports were distributed via the WCROA website and by email for Board Member and Property Owner review.)

1. Draft Agenda Review and Approval.

Carol Weathers made two amendments to the meeting Agenda, as follows:

- a. Add a Covenant Review Committee report
- b. Add convening of executive session following the regular session.

A motion was made by Lyn Mefford and seconded by Lee Kinard to approve the amended draft Agenda for this meeting. A roll call vote, by Board Member name, was taken and the motion was approved unanimously.

2. Property Owner Comments.

Carol Weathers opened the floor for Property Owner Comments and/or questions. Eliza Bishop asked whether the dock will be discussed today, to which Carol Weathers affirmed. Kim Taniguchi requested that the Board provide clarification as to how Morgan Cove and Davis Way should be addressed by the Maintenance Committee, given that both are platted as road easements and are different from other public access roadways on the ranch. Carol Weathers agreed that these roads are platted differently and that this topic should be discussed by Board members. It will be included as an agenda item for the November meeting.

Items for Action

3. Review and Approval of draft WCROA Board Meeting Minutes.

There were a number of WCROA Board Meeting Minutes requiring review and approval action. (See Exhibits A thru F.) Carol Weathers asked for changes, amendments or edits to individual draft minutes for meetings conducted on May 16, May 23, June 2, June 17, July 10 and July 16, 2020. No corrections or additions were requested for any of the included meeting minutes. A motion was made by Lyn Mefford and seconded by Rick Ramos to approve the draft minutes for May 16, May 23, June 2, June 17, July 10 and July 16, 2020. In further discussion, Bill Bishop asked whether legal costs were incurred in the settlement identified in the minutes of June 10 and whether legal expenses were recouped in the settlement. Carol Weathers confirmed that legal expenses were included in the settlement. No further discussion was heard. A roll call vote, by Board Member name, was taken and the motion was approved unanimously.

4. Discuss and Act on Treasurer's Report.

John Manton presented the Treasurer's Report, as shown in Exhibit G. Highlights were as follows:

- a. Property owner dues are fully current, with 4 owners remaining on the payment plan through 2020.
- b. 2020 legal expenses through the end of August are over budget by approximately \$10K. Some of these costs may be recovered over time. The contingency and rainy day funds may be used and replenished to satisfy the overage.
- c. Road, water well and fence repairs are recommended that may also need to be funded in 2020.

John Manton recommended that the Board authorize a maximum of \$10K be withdrawn from the rainy day fund to cover additional expenses, with a plan in place to replenish this fund within a 1-2 year timeframe. Mark Stracke asked for elaboration of detail in legal expenses incurred, whereby Carol Weathers explained that attorney/client privilege prevents further details from being shared in ongoing cases. Eliza Bishop requested clarification related to movement of cash to the road reserve fund and whether all insurance fees are paid for 2020. John Manton stated that, to his knowledge, all

insurance has been paid for 2020. Eliza Bishop offered suggestions for ways that cash funds could be found within existing budget line items to cover the legal expense overage without tapping into the rainy day fund at this time. A motion was made by John Manton to allow the Treasurer to allocate up to \$10K to be allocated from the rainy day fund to be paid back in fiscal years 2021 and 2022. The motion was seconded by Tommy Skinner. In additional discussion, Rick Ramos confirmed that the \$10K is only there to move IF it is needed. John Manton committed to work very hard to find cash in remaining line items prior to extracting dollars from the rainy day fund. A roll call vote, by Board Member name, was taken and the motion was approved unanimously.

5. Discuss and Act on Road Repair.

Rick Ramos reviewed road repairs needed (see Exhibit H) and a \$5K bid that would include all repairs and two additional areas on Wolf Creek Ranch Road near the middle of Hallelujah Hill. Rick added that we can repair damage now to mitigate further erosion and prevent surface break-through to the base of the road (a more expensive repair). The Board could also defer repairs for one year which would mean that fall and spring rains could further erode the damaged areas. \$3.5K has been set aside for road repair in the 2020 Budget. Questions were solicited from Board Members and Property Owners; none were heard. Rick Ramos motioned to moved forward with the road repair proposal utilizing the bid received and reallocating road reserve funds to the road repair fund. The motion was seconded by John Manton, and approved unanimously by a roll call vote by Board Member name. Mark Stracke noted that road damage occurring on Wolf Creek Ranch Road at MCW 6-A was caused by individuals who were observed intentionally driving off the edge of the road. Mark recommended that reflectors be erected in that area about every 30 feet to prohibit future erosion by driving off the pavement. Eliza made other suggestions for preserving that area and to prevent vehicles from driving off the road. The Maintenance Committee will decide how best to address this problem.

6. Discuss and Act on Maintenance Committee Division of Duties and Chairperson.

Carol Weathers provided an historical outline of ways the Maintenance Committee has been organized over the years. It has been suggested that we may want to divide the Maintenance Committee again due to increasing maintenance needs going forward. Carol Weathers suggested tabling this discussion until November so that more conversation can be had. Lyn Mefford motioned to table the action on Maintenance Committee division of duties and chairperson until the November meeting. The motion was seconded by John Manton and approved unanimously by roll call vote of Board Members.

7. Discuss and Act on Creation of WCR Newsletter and Editor.

Lyn Mefford shared that there is interest in having a Wolf Creek Ranch newsletter. Several individuals have participated in brainstorming what a WCR newsletter might look like (see Exhibit I). Lyn suggested that a quarterly issue could include community news, but probably not current events. The 1st issue might be around November 1st, and would usually recur prior to a regularly scheduled Board meeting. The newsletter intent would be to keep Property Owners current with goings-on and would include articles that might be of interest to everyone. Lyn encouraged all suggestions and comments. The concept and mock-up was well received by Board Members and Property Owners present. Carol Weathers recommended that Lyn Mefford be included as editor. Lyn will primarily pull articles together and put the newsletter together, but content would be provided by property owners. Tommy Skinner motioned that a WCR Newsletter be created with Lyn Mefford as editor. The motion was seconded by John Manton. No further discussion was had and the motion was carried unanimously by a Board Member roll call vote.

8. Discuss and Act on Request for Additional Water Tank (FireWise).

Lyn Mefford reported that Andy Piechowski, of the FireWise Committee, has filed a proposal with the DRB for a 4th water tank to be installed near the Hampton House. The DRB made a decision to send the water tank proposal to homeowners who would have regular visibility of the tank. Property owner responses were in agreement that the water tank is needed. However, the 6000 gallon tank construction material is not yet determined or approved by the DRB. John Manton commented that \$750-1000 is needed to do the road work for tank access. Lyn Mefford and Lee Kinard commented that the DRB is in agreement that a tank needs to go in at the location Andy has identified. Kay Lester added that they are planning to request approval for a 30K gallon water reclamation tank to be placed on their lot. Andy commented that there is not a lot of common land on the east end of the ranch and that the proposed location would allow for reasonable access. Also, the proposed tank location is about half way between existing tanks on the east side. Andy emphasized that for anyone adding a rain water reclamation tank to their lot, he is available to help with design work to ensure the tank is beneficial to the ranch at large. Eliza Bishop suggested that unsightliness of tanks might be minimized by painting them with camouflage or art work. Lyn Mefford motioned to table action on the request for an additional water tank until the November meeting. The motion was seconded by John Manton and approved unanimously by a Board Member roll call vote.

9. Discuss and Act on Renewal of our Managed Land Deer Program with an Additional Hunter.

Helen Piechowski will be taking the program helm from Warren Struss. Warren Struss provided a brief history of the program and thanked Helen for her interest in program growth and successful implementation and execution. Lee Kinard motioned to renew the Managed Land Deer Program for 2020-2021 with 1 (one) additional hunter. The motion was seconded by John Manton. In additional discussion, Rick Ramos asked for and received clarification from Warren Struss that WCR will now have 3 hunters on the common areas of the ranch and on individual properties where owners have given permission. All hunting will be done via bow and arrow. The motion was approved unanimously by roll call vote by Board Member name. Helen Piechowski added that the hunters are looking to move the existing feeders to new locations. Lee Kinard commented that he has observed 6 bucks (6-8 points each) foraging persimmons in his back yard.

10. Discuss and Act on Creation of a WCR Welcome Committee.

Carol Weathers suggested we have a designated Welcome Committee to contact new land owners or residents to help with orientation to living at WCR and have someone whom they can call on with questions. Carol has contacted several people who may be interested in participating. This would be an opportunity for new homeowners to feel more a part of the community. Carol recommends that we have a chair person who can help coordinate and would have others participate. Lyn Mefford motioned to create a Wolf Creek Ranch Welcoming Committee. The motion was seconded by Lee Kinard, and approved unanimously by a Board Member roll call vote.

Committee Reports

11. Maintenance Report: Eliza Bishop and Rick Ramos.

Eliza Bishop outlined Exhibits K1 and K2, highlighting Maintenance Committee activity. If anyone on the ranch sees anything that needs attention, please notify either Eliza or Nelda so that tasks can be put onto the Maintenance Committee work list. Rick Ramos

provided an overall report on ranch maintenance and noted his appreciation for having opportunity to learn what it takes to maintain our ranch in beautiful and working condition. Rick reminded everyone of what the maintenance committee does across the 120 acres of common area to promote native grass growth and support cattle grazing for sustaining our Ag Exemption. Interventions are consistent with recommendations made by our Burnet County Ag Extension Agent. Lee Kinard commented about how well the dock area looks and that it is more useable with more brush clearing.

12. Design Review Board: Lyn Mefford (see Exhibit L).

Lyn Mefford reported that 3 additional new projects have been filed since submitting the DRB report for this meeting. Four resident projects are on the books, with each moving along well. The Lester's and Dixons are doing exterior rocking and additional activity. Both the McClelland's and the Shuta's have foundations in and framing is underway. A number of improvement projects are ongoing. There is no update for the debris pile variance list.

13. Dock Report: Lee Kinard.

Lee Kinard reported having tried to speak with Gerald McLelland in the past week about dock repair progress, and has been unsuccessful. Carol Weathers noted that she has also been trying to contact Gerald and has been unsuccessful. The WCROA lease on the dock property will expire on 12/31/2021 unless Denny Holman (owner) decides to extend the lease. Carol has visited with Denny Holman about extending the lease, but has received no commitment. Meanwhile, the property surrounding the dock looks great due to work done by the Maintenance Committee. Board Members and Property Owners discussed the current dock condition, including that:

- a. The dock has been a dangerous area for the last 4 board meetings.
- b. Shoreline and underwater cables could be either removed or marked.
- c. Can property owners elect to abandon this project?
- d. Will Denny Holman agree to extend the condemnation time period?
- e. Can the area be cleaned up so that property owners can enjoy the area for the remaining time of the lease?
- f. Our attorney should review ideas and obligations to Property Owners.
- g. Can the abandoned ramp be barricaded and signage added for no swimming?
- h. Will the Board contact Denny Holman to see if the dock agreement be extended for 5 to 10 years and get a contractor to repair the dock?

14. Cattle and Fence Management – Warren Dold.

Carol Weathers reported on behalf of Warren Dold. WCR shares common fencing with the former Goodrich Ranch, now owned by Tributary Hunting Club (THC), on the east end. THC has decided to construct an 8' high fence around the entire perimeter of their 21,000+/- acre property and has expressed interest in discussing cost sharing of the planned fence common to WCR. No written proposal from THC has been received, but is expected soon. Approximately 14,100' of fencing could be impacted. More information will be forthcoming.

15. FireWise – Andy Piechowski.

In order for WCR to keep its firewise status, a renewal process must be completed each year. The WCR web site maintains FireWise activity recording sheets that everyone can complete to contribute to this renewal. Andy noted that the Horseshoe Bay fire of last

week was a good demonstration of homeowners who promote firewise practices vs. those that do not. Andy will make himself available to property owners to look at making defensible space around homes. Andy would like to have a FireWise package that can be provided to new property owners through the new Welcome Committee. Lyn commented that several owners have recently had brush clearing completed and that a few phone calls could produce affidavits for FireWise renewal. The FireWise report and renewal is due around the middle of November.

16. Managed Land Deer Program – Helen Piechowski

2020 marks the 19th year of the Managed Land Deer Program at WCR. The main goal is to sustain the wealth and health of the herd. Hunters will focus on harvesting the culls to promote a healthy herd. Helen is currently tracking 16 bucks and reports that WCR has a healthy herd.

17. Covenant Review Committee – Carol Weathers

Carol Weathers reported that the Covenant Review Committee has met with Chan Wong and Bill Comegys to discuss complications around chicken raising at WCR. This topic continues to be a work in progress. The Committee will have more information at the next Board meeting.

Items for Discussion

18. Repurposing the Barn Building.

Cindy Taniguchi raised a question about whether there is any interest among Board Members and Property Owners to explore an idea of repurposing the existing barn facility (building and land) to better serve the WCR community. Nelda stated that approximately 20% of the barn structure is used at this time. The basic idea was well received, with space utilization ideas suggested for meeting space, a small kitchen, tool storage, and an enlarged office space. Cindy was asked and agreed to form a small exploratory team to look at this idea and will report back to the Board in January.

19. Middle Gate Enhancement.

Carol Weathers discussed enhancing the middle gate area using xeriscape features, potentially provided by the Maintenance Committee and volunteers. Mark Stracke proposed that we add 2 flag poles at the middle gate and Carol Weathers recommended lighting improvement.

20. 2020 Round Up/October 3rd Pavilion Pot Luck

Carol Weathers reminded everyone that we had previously cancelled Round Up due to COVID. Because COVID is still with us, we will not plan to hold a pot luck in October. We look forward to having our Annual Round Up next April.

A motion to adjourn the teleconference meeting was made by Lyn Mefford and seconded by Rick Ramos. No further discussion was heard. The motion was approved unanimously and the meeting was adjourned at approximately 11:59am.

Executive Session was convened at approximately 12:05pm by Carol Weathers, as allowed under Chapter 209 of the Texas Property Code, for discussion of attorney/client communications. Property Owners were invited to remain on telephonic hold during the Executive Session. Carol Weathers motioned to adjourn Executive Session at approximately 1:00pm. The motion was seconded by Rick Ramos. No further discussion was heard. The motion was unanimously approved by Board Member roll call vote.

Regular Session was reconvened (by teleconference) in a motion made by Lyn Mefford at approximately 1:00pm. The motion was seconded by Lee Kinard and had was carried unanimously. All telephonic participation was enabled.

21. Lyn Mefford moved to accept recommendations and conditions made by attorneys of Cagle Pugh, WCROA legal representatives, regarding Cause No. DC-18-08112. The motion was seconded by Cindy Taniguchi. Rick Ramos confirmed that this motion will provide unilateral authority. No further discussion was heard. A roll call vote was conducted by Carol Weathers, resulting in unanimous approval.

Lyn Mefford motioned to adjourn the meeting. The motion was seconded by Rick Ramos and was carried unanimously by roll call vote. The meeting adjourned at approximately 1:06pm.


Recorded and certified by:

Cynthia Taniguchi, WCROA Secretary

Date

FY 2020
Check# (All)

Remaining Budget Funds

		 WCROA 2020 Approved Budget							
		Amended 2020-09-01		As of: 11/6/2020					
Row Labels	Sum of Amount	COA Err	COA	Account Description	Budget	Expenses YTD	% of Budgeted Amt Spent	OK	
5001	\$8,695.64		5001	Wages	\$ 28,350.00	\$ 19,654.36	69%	✓	
5010	\$1,095.96		5010	Payroll Tax Expense	\$ 2,170.00	\$ 1,074.04	49%	✓	
5011	\$61.00		5011	FUTA Expense	\$ 103.00	\$ 42.00	41%	✓	
5012	\$43.08		5012	SUTA Expense	\$ 71.00	\$ 27.92	39%	✓	
5014	\$105.00		5014	Health Care	\$ 500.00	\$ 395.00	79%	✓	
5015	\$453.09		5015	Mileage Reimbursement	\$ 998.00	\$ 544.91	55%	✓	
5020	\$3,417.50		5020	Contract Labor	\$ 7,708.00	\$ 4,290.50	56%	✓	
5025	\$98.77		5025	Computer & Internet Expense	\$ 1,150.00	\$ 1,051.23	91%	✓	
5030	\$981.00		5030	Insurance Expense	\$ 23,700.00	\$ 22,719.00	96%	⚠	
5040	\$3,224.61		5040	Firewise Expense	\$ 3,224.61	\$ -	0%	✓	
5055	(\$133.93)		5055	Office Expense	\$ 925.00	\$ 1,058.93	114%	✗	
5056	\$40.50		5056	Bank Charges	\$ 50.00	\$ 9.50	19%	✓	
5065	\$36.50		5065	Postage & Delivery	\$ 300.00	\$ 263.50	88%	✓	
5068	\$200.00		5068	Memberships, Subscriptions & Misc.	\$ 200.00	\$ -	0%	✓	
5069	\$556.80		5069	Legal & Surveying Services	\$ 17,000.00	\$ 16,443.20	97%	⚠	
5070	\$845.00		5070	Accounting Fees	\$ 4,745.00	\$ 3,900.00	82%	✓	
5072	\$346.75		5072	Events / Annual Board Mtg	\$ 500.00	\$ 153.25	31%	✓	
5081	\$53.15		5081	Repairs & Maint. - Gates	\$ 600.00	\$ 546.85	91%	✓	
5082	\$6,000.00		5082	Repairs & Maint. - Dock	\$ 6,000.00	\$ -	0%	✓	
5083	\$265.01		5083	Repairs & Maint. - Fences	\$ 300.00	\$ 34.99	12%	✓	
5084	\$482.29		5084	Repairs & Maint. - Roads	\$ 8,500.00	\$ 8,017.71	94%	✓	
5085	\$0.00		5085	Tools, Equipment & Supplies	\$ -	\$ -	0%	✓	
5086	\$314.29		5086	Repairs & Maint. - Facilities/Grounds	\$ 3,394.00	\$ 3,079.71	91%	✓	
5090	\$234.83		5090	Telephone - Office	\$ 2,232.00	\$ 1,997.17	89%	✓	
5091	\$183.48		5091	Telephone - Gates	\$ 2,280.00	\$ 2,096.52	92%	✓	
5110	\$1,286.35		5110	Utilities-All	\$ 5,200.00	\$ 3,913.65	75%	✓	
5115	\$238.23		5115	Website	\$ 500.00	\$ 261.77	52%	✓	
5120	\$237.18		5120	Trash Pickup	\$ 5,400.00	\$ 5,162.82	96%	⚠	
5210	\$8,389.42		5210	Groundskeeping	\$ 27,878.10	\$ 19,488.68	70%	✓	
5220	\$413.00		5220	Wildlife Management	\$ 893.00	\$ 480.00	54%	✓	
5300	\$118.65		5300	Property Taxes	\$ 2,557.00	\$ 2,438.35	95%	⚠	
5400	\$0.00		5400	Licenses & Permits - Dock	\$ 100.00	\$ 100.00	100%	⚠	
5600	\$44.73		5600	Lease-Boat Dock	\$ 770.00	\$ 725.27	94%	✓	
5999	\$3,000.00		5999	Contingency Allowance	\$ 3,000.00	\$ -	0%	✓	
7000	\$120.00		7000	Federal Income Taxes	\$ 120.00	\$ -	0%	✓	
8010	\$40,000.00		8010	Road Fund Reserve Contrib/Withdraw	\$ 40,000.00	\$ -	0%	✓	
8015	\$0.00		8015	Road Improvements/resurfacing	\$ -	\$ -	0%	✓	
8020	\$0.00		8020	Operations Sustainability Reserve Fund	\$ -	\$ -	0%	✓	
8025	\$0.00		8025	Dock Repair	\$ -	\$ -	0%	✓	
8030	\$5,000.00		8030	Fence Section Replacement	\$ 10,000.00	\$ 5,000.00	50%	✓	
8050	\$2,583.00		8050	Cactus Abatement / Land Mgmt.	\$ 8,000.00	\$ 5,417.00	68%	✓	
8051	\$150.00		8051	Hog Abatement	\$ 150.00	\$ -	0%	✓	
8052	\$0.00		8052	Ranch Enhancement TBD by BOD	\$ -	\$ -	0%	✓	
Grand Total	\$89,180.88			Totals	\$ 219,568.71	\$ 130,387.83	59%	✓	
						Indicates <95%		94.9%	✓
J. Manton						Indicates >=95% and <102%		95.0%	⚠
Treasurer						Indicates >=102%		102.0%	✗

Treasurers 2020 Budget Report

- 5055 Office Expense
 - Polycomm unit for teleconferencing due to COVID
 - Letter informing WCR property Owners of Lawsuit settlement
- 5069 Legal & Surveying Services
 - \$11K added to \$6K, total amount of \$17K in amended budget
 - Court awarded \$6395.75 in court/legal fees to be paid back to WCR
- 5082 Dock Repair Project (direct carryover to 2021 budget)
- 5999 Contingency Allowance (direct carryover to 2021 budget)
- 5040 Firewise 4th water tank Project (direct carryover to 2021 budget)
- Property Owner Dues Status
 - All owners continue to be paid up and on time
 - One owner remains on monthly plan
- Priority Action Items
 - Rebuild Contingency Allowance fund back to where it was
 - Replace \$10K borrowed from “Rainy Day Fund” in 1-2 years
 - Continue funding of Road Resurfacing Reserve fund

Wolf Creek Ranch Owners' Association
Statement of Assets, Liabilities, and Equity
Income Tax Basis
As of October 31, 2020

Assets

Current Assets

Cash-Wells Fargo #3191	\$	10,279.69
BBVA Compass Checking - 7578		94.00
BBVA Compass Money Market - 7748		186,833.78
Annual Dues Receivable		326.00

<i>Total Current Assets</i>		197,533.47
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Property and Equipment

Equipment & Fixtures	\$	2,850.00
Gate Remote Clickers		442.55
Less Accumulated Depreciation		(2,850.00)

<i>Total Property, Equipment, and Fixtures (See Notes 2 & 3)</i>		442.55
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<i>Total Assets</i>	\$	197,976.02
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Liabilities and Equity

Current Liabilities

Employment Taxes Payable	\$	538.48
FUTA Payable		42.00

<i>Total Current Liabilities</i>		580.48
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Equity

Capital Maintenance-Road Resurfacing Reserve Fund	\$	104,804.00
Operations-Sustainability Fund		40,000.00
Retained Earnings-Operating Fund		52,591.54

<i>Total Equity</i>		197,395.54
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<i>Total Liabilities and Equity</i>	\$	197,976.02
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Wolf Creek Ranch Owners' Association
Actual to Budget Variance Report
Income Tax Basis
For the Ten Months Ended October 31, 2020

	<u>October 31, 2020</u>	<u>Annual Budget</u>	<u>Variance</u>	<u>Percentage of Budget Line Item</u>
Revenue				
Annual Dues Assessments	\$ 183,600.00	\$ 183,600.00	\$ 0.00	100.00
Dues Interest & Late Fees	568.00	864.00	(296.00)	65.74
Prior Year Carryover	0.00	19,874.71	(19,874.71)	-
Grass Lease	4,000.00	4,000.00	0.00	100.00
Dividend Income	377.26	0.00	377.26	-
Interest Income	1,608.84	1,230.00	378.84	130.80
Total Revenue	\$ 190,154.10	\$ 209,568.71	\$ (19,414.61)	90.74
Operating Expenses				
Wages	\$ 23,760.00	\$ 28,350.00	\$ (4,590.00)	83.81
Payroll Tax Expense	1,817.62	2,170.00	(352.38)	83.76
Futa Expense	42.00	103.00	(61.00)	40.78
Suta Expense	27.92	71.00	(43.08)	39.32
Health Care	395.00	500.00	(105.00)	79.00
Mileage Reimbursement	568.97	998.00	(429.03)	57.01
Contract Labor	4,142.50	7,708.00	(3,565.50)	53.74
Computer & Internet Expense	977.10	1,150.00	(172.90)	84.97
Insurance Expense	22,719.00	23,700.00	(981.00)	95.86
Firewise Expense	0.00	3,224.61	(3,224.61)	-
Office Expense	1,058.93	925.00	133.93	114.48
Bank Charges	9.50	50.00	(40.50)	19.00
Postage & Delivery	263.50	300.00	(36.50)	87.83
Memberships, Subscriptions & Misc.	0.00	200.00	(200.00)	-
Legal & Consulting	16,268.20	17,000.00	(731.80)	95.70
Accounting Fees	3,900.00	4,745.00	(845.00)	82.19
Events/Annual Board Meeting	153.25	500.00	(346.75)	30.65
Repairs & Maintenance-Gates	546.85	600.00	(53.15)	91.14
Repairs & Maintenance-Dock	0.00	6,000.00	(6,000.00)	-
Repairs & Maintenance-Fences	34.99	300.00	(265.01)	11.66
Repairs & Maintenance-Roads	8,017.71	8,500.00	(482.29)	94.33
Repairs & Maintenance-Facilities & Grounds	3,079.71	3,394.00	(314.29)	90.74
Telephone - Office	1,861.90	2,232.00	(370.10)	83.42
Telephone - Gates	1,860.11	2,280.00	(419.89)	81.58
Utilities	3,913.65	5,200.00	(1,286.35)	75.26
Website	261.77	500.00	(238.23)	52.35
Trash Pick-Up	4,697.19	5,400.00	(702.81)	86.99
Groundskeeping	19,488.68	27,878.10	(8,389.42)	69.91
Wildlife Management	480.00	893.00	(413.00)	53.75
Property Taxes	2,438.25	2,557.00	(118.75)	95.36
Licenses and Permits - Dock	100.00	100.00	0.00	100.00
Lease-Boat Dock	725.27	770.00	(44.73)	94.19

See Accountants' Compilation Report

Wolf Creek Ranch Owners' Association
Actual to Budget Variance Report
Income Tax Basis
For the Ten Months Ended October 31, 2020

Unforeseen Contingency	0.00	3,000.00	(3,000.00)	-
Federal Income Tax Expense	0.00	120.00	(120.00)	-
Fence Section Replacement	5,000.00	10,000.00	(5,000.00)	50.00
Cactus Abatement/Land Mgmt.	5,417.00	8,000.00	(2,583.00)	67.71
Hog Abatement	0.00	150.00	(150.00)	-
Total Operating Expenses	<u>\$ 134,026.57</u>	<u>\$ 179,568.71</u>	<u>\$ (45,542.14)</u>	<u>74.64</u>
Other Expenses				
Road Resurfacing Reserve	<u>\$ 0.00</u>	<u>\$ 40,000.00</u>	<u>\$ (40,000.00)</u>	<u>-</u>
Total Other Expenses	<u>\$ 0.00</u>	<u>\$ 40,000.00</u>	<u>\$ (40,000.00)</u>	<u>0.00</u>
Total Expenses	<u>\$ 134,026.57</u>	<u>\$ 219,568.71</u>	<u>\$ (85,542.14)</u>	<u>61.04</u>

See Accountants' Compilation Report



WCROA 2021 Proposed Budget v1.0

Preliminary

As of: 1/1/2021

COA	Account Description	Budget	Expenses YTD	% of Budgeted Amt Spent	OK	
5001	Wages	\$ 29,800.00	\$ -	0%	✓	
5010	Payroll Tax Expense	\$ 2,280.00	\$ -	0%	✓	
5011	FUTA Expense	\$ 110.00	\$ -	0%	✓	
5012	SUTA Expense	\$ 75.00	\$ -	0%	✓	
5014	Health Care	\$ 450.00	\$ -	0%	✓	
5015	Mileage Reimbursement	\$ 900.00	\$ -	0%	✓	
5020	Contract Labor	\$ 8,100.00	\$ -	0%	✓	
5025	Computer & Internet Expense	\$ 1,000.00	\$ -	0%	✓	
5030	Insurance Expense	\$ 23,000.00	\$ -	0%	✓	
5040	Firewise Expense	\$ 7,600.00	\$ -	0%	✓	
5055	Office Expense	\$ 1,000.00	\$ -	0%	✓	
5056	Bank Charges	\$ 50.00	\$ -	0%	✓	
5065	Postage & Delivery	\$ 300.00	\$ -	0%	✓	
5068	Memberships, Subscriptions & Misc.	\$ 200.00	\$ -	0%	✓	
5069	Legal & Surveying Services	\$ 5,000.00	\$ -	0%	✓	
5070	Accounting Fees	\$ 4,745.00	\$ -	0%	✓	
5072	Events / Annual Board Mtg	\$ 750.00	\$ -	0%	✓	
5081	Repairs & Maint. - Gates	\$ 1,000.00	\$ -	0%	✓	
5082	Repairs & Maint. - Dock	\$ 1,200.00	\$ -	0%	✓	
5083	Repairs & Maint. - Fences	\$ 300.00	\$ -	0%	✓	
5084	Repairs & Maint. - Roads	\$ 2,000.00	\$ -	0%	✓	
5085	Tools, Equipment & Supplies	\$ 400.00	\$ -	0%	✓	
5086	Repairs & Maint.- Facilities/Grounds	\$ 4,000.00	\$ -	0%	✓	
5090	Telephone - Office	\$ 2,250.00	\$ -	0%	✓	
5091	Telephone - Gates	\$ 2,250.00	\$ -	0%	✓	
5110	Utilities-All	\$ 5,000.00	\$ -	0%	✓	
5115	Website	\$ 400.00	\$ -	0%	✓	
5120	Trash Pickup	\$ 8,800.00	\$ -	0%	✓	
5210	Groundskeeping	\$ 18,500.00	\$ -	0%	✓	
5220	Wildlife Management	\$ 900.00	\$ -	0%	✓	
5300	Property Taxes	\$ 2,500.00	\$ -	0%	✓	
5400	Licenses & Permits - Dock	\$ 100.00	\$ -	0%	✓	
5600	Lease-Boat Dock	\$ 770.00	\$ -	0%	✓	
5999	Contingency Allowance	\$ 7,000.00	\$ -	0%	✓	
7000	Federal Income Taxes	\$ 120.00	\$ -	0%	✓	
8010	Road Fund Reserve Contrib/Withdraw	\$ 40,000.00	\$ -	0%	✓	
8015	Road Improvements/resurfacing	\$ -	\$ -	0%	✓	
8020	Operations Sustainability Reserve Fund	\$ 5,000.00	\$ -	0%	✓	
8025	Dock Repair	\$ 6,000.00	\$ -	0%	✓	
8030	Fence Section Replacement	\$ 10,000.00	\$ -	0%	✓	
8050	Cactus Abatement / Land Mgmt.	\$ 4,000.00	\$ -	0%	✓	
8051	Hog Abatement	\$ -	\$ -	0%	✓	
8052	Ranch Enhancement TBD by BOD	\$ (20,250.00)	\$ -	0%	✓	
	Totals	\$ 187,600.00	\$ -	0%	✓	
J. Manton Treasurer				Indicates <95%	94.9%	✓
				Indicates >=95% and <102%	95.0%	⚠
				Indicates >=102%	102.0%	✗

WCR FY2021 Budget Notes

Assumptions:

- **Property Owners: 68 * \$2,700 = \$183,600**
- **Grazing Lease income: \$4,000**
- **Total New FY2021 Funds: \$187,600**
- **Estimated FY2020 Obvious Carryover: \$1,500 (Over-budgeted, Underspent)**
- **Total Estimated FY2021 Budget: \$207,850 – (\$20,250 yet to be determined unspent funds)**
- **Must begin repay of Operations Sustainability Loan of \$10K in 2 years**
- **Need to rebuild Contingency Allowance Fund back to at least FY2020 level**
- **Miscellaneous Legal fee reimbursement (not in budget) \$6395.75**

Changes Relative to FY2020 budget:

- Insurance \$23.0K adjusted to reflect FY2020 expenses (▼ \$1.0K)
- Firewise \$7.6K to cover approved 4th water tank addition
 - Potential to remove \$2,200 using FW unspent project funds from FY2020
- Legal & Surveying \$5.0K to cover unknown Legal costs (▼ \$1.0K)
- Events & Board Mtgs \$750 to cover Teleconferences costs (▲ \$250)
- Repairs & Maint GATES \$1000 to cover maint and middle gate light upgrades (▲ \$400)
- Repairs & Maint DOCK \$1200 (Dock repaired, maint only)
- Repairs & Maint ROADS \$2000 (▼ \$2000 due to recent \$5000 road maint in 2020)
 - **(per Maint Comm 2021 needs)**
- Tools, Equipment & Supplies (▲ \$400 Basic tools for TJ, shovel, rake, wheel barrow, etc)
- Repairs & Maint FACILITIES/GROUNDS \$4000 **(per Maint Comm 2021 needs)**
 - ★ Includes \$2K to add mail boxes
- Utilities \$5000 (▼ \$200)
- Website \$400 (▲ \$200 to cover potential election app costs)
- ★ Trash Pickup \$8800 (▲ \$2934 for 3rd dumpster, possible add mid-year and save \$1500 one time)
- GROUNDS KEEPING \$18.5K **(per Maint Comm 2021 needs)**
- Wildlife Management \$900 (Includes hog trap feed)
- Property Taxes \$2500 est
- CONTINGENCY ALLOWANCE \$7000 (\$3K from 2020 unused carryover, Add \$4000 if possible)
- Road Reserve contribution \$40.0K
- Operations Sustainability Reserve Fund (\$5000 replace half of 2020 borrowed amount)
- Fence Section Replacement \$10.0K
- Cactus Abatement/Land Management \$4000 **(per Maint Comm 2021 needs)**

Excess/Unspent Carryover Funds:

\$ 3,000.00	Direct Carryover Contingency/Allowance unused			\$ 3,000.00	
\$ 6,000.00	Direct Carryover Dock repair Project unused			\$ 9,000.00	
\$ 2,200.00	Direct Carryover Firewise Water Tank Project unused			\$ 11,200.00	
\$ 1,500.00	Obvious Carryover from Over-Budgeted & Underspent			\$ 12,700.00	
\$ -	Option - Delay 3rd dumpster for X months			\$ 12,700.00	
\$ -	Option - No new mailboxes for 2021			\$ 12,700.00	
\$ 250.00	Unused Board meetings/Events			\$ 12,950.00	
\$ 2,300.00	Unused Contract Labor ????			\$ 15,250.00	
\$ 4,000.00	Unused GroundsKeeping/Land Mgmt Per Committee			\$ 19,250.00	
\$ -	Unused GroundsKeeping/Land Mgmt Per Committee			\$ 19,250.00	
\$ 500.00	Unused R&M Roads Per Committee			\$ 19,750.00	
\$ 500.00	Unused Legal & Surveying ????			\$ 20,250.00	
				\$ 20,250.00	

2021 Dues Payment Plan

Wolf Creek Ranch Owners Association

TOTAL 2021 DUES: \$2,700.00

<i>SINGLE PAYMENT METHOD</i>		
<i>IF PAID BY:</i>	<i>HANDLING FEE</i>	<i>AMOUNT DUE</i>
FEBRUARY 15, 2021	\$0.00	\$2,700.00

<i>MONTHLY PAYMENT METHOD *</i> <i>(\$225 MONTHLY PAYMENT + \$27.00 HANDLING FEE)</i>			
<i>MONTHLY DUE DATES:</i>	<i>HANDLING FEE</i>	<i>AMOUNT DUE</i>	<i>MAX BALANCE TO AVOID SERVICE CHARGE^{1,2}</i>
JAN 15, 2021	\$27.00	\$252.00	\$2,475.00
FEB 15, 2021	\$27.00	\$252.00	\$2,250.00
MAR 15, 2021	\$27.00	\$252.00	\$2,025.00
APR 15, 2021	\$27.00	\$252.00	\$1,800.00
MAY 15, 2021	\$27.00	\$252.00	\$1,575.00
JUN 15, 2021	\$27.00	\$252.00	\$1,350.00
JUL 15, 2021	\$27.00	\$252.00	\$1,125.00
AUG 15, 2021	\$27.00	\$252.00	\$900.00
SEP 15, 2021	\$27.00	\$252.00	\$675.00
OCT 15, 2021	\$27.00	\$252.00	\$450.00
NOV 15, 2021	\$27.00	\$252.00	\$225.00
DEC 15, 2021	\$27.00	\$252.00	\$0.00
<i>TOTAL OF MONTHLY PAYMENTS</i>		<i>\$3,024.00</i>	

*** 2021 DUES AND ASSESSMENTS COLLECTION POLICY****

1. DELINQUENCY OCCURS WHEN AN OWNER'S BALANCE ON THE DATE IN THE LEFTMOST COLUMN IS GREATER THAN THE AMOUNT SHOWN IN THE RIGHTMOST COLUMN IN THE TABLE ABOVE.
2. A SERVICE CHARGE OF \$25 WILL BE ADDED TO THE ACCOUNT BALANCE OF AN OWNER FOR EACH MONTH THAT THE OWNER IS DELINQUENT ON DUES AND/OR ASSESSMENTS IN ADDITION TO THE MONTHLY INTEREST RATE.
3. IF AN OWNER IS DELINQUENT FOR 90 DAYS OR LONGER, IN ADDITION TO THE MONTHLY \$25 SERVICE CHARGE, THE BOARD WILL SUSPEND THE OWNER'S PRIVILEGES TO USE OR ENJOY THE COMMONS AND MAY COMMENCE COLLECTION THROUGH LEGAL ACTION.
4. ANY COST OF COLLECTION, INCLUDING REASONABLE ATTORNEYS' FEES, WILL BE ADDED TO THE OWNER'S DELINQUENT BALANCE.

** IN ACCORDANCE WITH ARTICLE 5 OF THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WOLF CREEK RANCH, BURNET COUNTY, TEXAS -- REV.1.21.2009

Mail payments to:
Wolf Creek Ranch Owners Association
10233 Ranch Road 2341
Burnet, TX 78611

WCROA Dues History

Year	Total Number of Lots	Annual Dues	Special Assessments	Total Owner Cost Per Lot	Owner Cost Increase / Decrease from Previous Year	Total Due From Owners To Offset Ranch Expenses	Comment
2008	74	\$1,650	\$998	\$2,648	n/a	\$195,952	\$1,996 for capital maintenance to roads split between 2008 & 2009
2009	74	\$1,650	\$998	\$2,648	0.0%	\$195,952	\$1,996 for capital maintenance to roads split between 2008 & 2009
2010	70	\$2,450	\$0	\$2,450	-8.1%	\$171,500	4 fewer lots than in 2009. Funds for future capital maintenance projects accumulated annually as Reserve Funds.
2011	70	\$2,400	\$0	\$2,400	-2.1%	\$168,000	Reduced per-owner annual dues amount.
2012	68	\$2,400	\$0	\$2,400	0.0%	\$163,200	2 fewer lots than in 2011. Dues amount unchanged.
2013	68	\$2,400	\$0	\$2,400	0.0%	\$163,200	Same number of lots as 2012. Dues amount unchanged.
2014	68	\$2,400	\$0	\$2,400	0.0%	\$163,200	Same number of lots as 2013. Dues amount unchanged.
2015	68	\$2,400	\$0	\$2,400	0.0%	\$163,200	Same number of lots as 2014. No grass-lease revenue due to grassland "rest" period. Dues amount unchanged.
2016	68	\$2,400	\$0	\$2,400	0.0%	\$163,200	Same number of lots as 2015. No grass-lease revenue due to grassland "rest" period. Dues amount unchanged.
2017	68	\$2,400	\$0	\$2,400	0.0%	\$163,200	Same number of lots as 2016. Grass-lease revenue resumes. Dues amount unchanged.
2018	68	\$2,400	\$0	\$2,400	0.0%	\$163,200	Same number of lots as 2017. Dues amount unchanged.
2019	68	\$2,400	\$0	\$2,400	0.0%	\$163,200	Same number of lots as 2018. Dues amount unchanged.
2020	68	\$2,700	\$0	\$2,700	11.1%	\$183,600	Same number of lots as 2019. Dues amount increased
2021	68	\$2,700	\$0	\$2,700	0.0%	\$183,600	Same number of lots as 2020. Dues amount unchanged

WCROA 2021 Director Nomination and Election Dates/Deadlines

According to WCROA Bylaws: The Director Nomination period begins on or before February 15th.

The *return due dates* for the Nomination Form and Ballot must be no less than 15 days and no more than 30 days after distribution.

The distribution and deadline dates are as follows:

Monday, February 8, 2021	Email Director Nomination Form with Instructions
Wednesday, March 3, 2021	Nomination Form due by Noon
Monday, March 8, 2021	Nominee Bios due by Noon
Wednesday, March 10, 2021	Email Ballots with Instructions and Nominee bios
Thursday, April 1, 2021	Ballots due by Noon

Wolf Creek Ranch Owners Association

2021 Board meeting dates, 9:00 A.M. till Noon

Office: 512-756-0707

Saturday, January 23, 2021

Saturday, April 17, 2021 – Round Up

Saturday, April 24, 2021

Saturday, August 21, 2021

Saturday, November 20, 2021

Volunteer Worker Considerations and Options

November 8, 2020

Background

- Wolf Creek Ranch supports and encourages owner participation (volunteerism) in a variety of community activities, including grounds keeping and facility maintenance, committees, etc.
- Maintenance committee has questioned whether there are any insurance and / or worker's compensation considerations associated with volunteer work

Findings

- Wolf Creek Ranch has 3 current lines of coverage insurance "packages" that provide a variety of benefits:
 - Line of Coverage #1: **Director & Office** Liability coverage which provides protection to association against "harm claims".
 - Line of Coverage #2: **General Liability** policy provides coverage protection to Wolf Creek Ranch from claims of bodily injury or property damage to a third party; **Property** policy protects the physical property owned by the association; **Crime** policy protects the association from theft by an employee; **Hired / Non-owned Auto** coverage protects the association from claims resulting from an employee's use of their personal auto in the scope of business. This does NOT replace an employee's personal auto insurance but rather is there to protect the association.
 - Line of Coverage #3: **Umbrella** policy increases policy limits for the package of coverages noted in Line of Coverage #2.
 - Line of Coverage #4: **Worker's Compensation** provides coverage to protect injuries to employees of Wolf Creek Ranch. State of Texas does not allow coverage to Volunteer labor under Worker's Compensation
- **General Liability** coverage above offers \$5,000 Medical Expense reimbursement if a volunteer is injured. This coverage could potentially pay additional monies if an injured volunteer chooses to initiate a lawsuit.

Guidance from Josh Ring (Insurance Agent)


- The D&O and General Liability coverages above are considered "core coverages" and should be reserved for claims for which they are designed to limit rate or coverage volatility.
- It is recommended by the General Liability carrier that the association implement a standard waiver for volunteers to sign which at a minimum states; (a) that the person is acting as a volunteer; (b) they understand there is no worker's compensation coverage; and (c) that they are working at their own risk. This clarifies that a property owner who volunteers is acting in that capacity vs. as a property owner. Within the State of Texas, property owners are designated as a "named insured" since they are all members of the

Volunteer Worker Considerations and Options November 8, 2020

WCR Owners Association. As such a “named insured” can not bring legal action against another “named insured” of the same policy.

- It is recommended that a Volunteer Accident Insurance policy which addresses the potential risks associated with volunteer work be added.

Volunteer Accident Insurance Summary

- \$100,000 Accident Medical Expense Benefit
- \$50,000 Permanent Paralysis Benefit
- \$50,000 Accidental Dismemberment Benefit
- \$25,000 Accidental Death Benefit
- Minimum annual premium is \$300 which would provide protection for up to approximately 100 volunteers annually
- This coverage would be provided by same carrier as the General Liability policy, hence providing a “seamless” coverage umbrella
- This coverage would apply in the above situations when a property owner is performing activities as a volunteer for the community
- See separate brochure for additional coverage information 

Legal Point of View

- If Volunteer Accident Insurance is acquired by WCR Owners Association, then there is no need for a volunteer waiver per our legal counsel.
- If Volunteer Waiver is implemented or desired:
 - Such waiver would apply to all volunteers
 - Would only need to sign once and then remain in effect until revoked by the signer
 - Volunteers who are minors would also need a waiver with parent or guardian signature

Next Steps

- Confirm with Insurance agent whether there is any other insurance reason for a Volunteer Waiver if WCR Owners Association purchases Volunteer Accident Insurance coverage

**Wolf Creek Ranch Owners Association
Working Maintenance List for 2020
11/09/2020**

GK – Grounds Keeping

F – Facilities / Repairs and Maintenance

R – Roads / repair and maintenance

C/LM – Cactus/ Land Management

FR – Fence / Repair and maintenance

CL – Tommy' responsibilities

GK Cut and remove cedars in Oak Tree Grove in front of WB-5/WB-6	(Meyers Cedar Co)
(note: this could be candidate for use of Firewise Grant Funds if received)	
GK Discuss WB Trail to the point of WB (White Bluff Park)	Postponed
F Signage repainted as needed	Tommy/Eliza
GK Cut and remove Cedars along road down the hill from Hallelujah Hill	Ramon/Eliza
GK Cut and Remove dead cedars / raise canopy of large cedars along WB road	Ramon/Eliza
GK Raise canopy of Oaks over hanging roads - MCW-5 and others	Ramon /Eliza
GK Spray (Pasture guard) new growth of regrowth of bushes – along WB and ER properties	Ramon/Eliza

**Wolf Creek Ranch Owners Association
Working Maintenance List for 2020
11/09/2020**

GK Clean Trash at Tommy's workshop		Winter 2020
GK Remove debris in trees at Morgan Creek in front of MCE-3		? Crew
GK Walk the roads and cut and spray brush WR-1A1 to WR-2		Ramon/Eliza
R Continue to install / adjust / replace reflectors along roads		Eliza
G Create cactus flower bed at middle gate	In process	Volunteer Group/Middle Gate Committee
G Middle gate – Discuss future bluebonnets / Wildflower area on west side	In Process	Eliza/Middle Gate Committee
GK Inform people to sweep the granite gravel back onto their drives		Nelda/email owners/Board Discuss
F Review signage for Morgan Cove/Replace without Numbers Signage for Mountain Laurel Lane/ Add at Middle Gate		Maint. Committee, Nelda, Tommy F DRB Approval/Nelda/Tommy
C/LM Spray main pasture		Neil
F RR ties behind round pen – Repair		Eliza/Kim
GK Cut 2 dead oak trees in oak pasture on White Bluff Trail and make available to owners		? Crew
CL Repair squirrel hole behind round pen		Tommy/Eliza
CL Remove fallen limbs past AC-1		Ramon/Eliza CL
F Remove brush along roadsides from new fence work in Back of ranch		Ramon/Eliza
F Sand and paint black railing coming down road from Hallelujah Hill		2021

**Wolf Creek Ranch Owners Association
Working Maintenance List for 2020
11/09/2020**

Completed

GK Mow pasture along Main field (bottom of WB road)	1/18/20	Eliza
GK Mow pasture at Morgan Creek	1/18/20	Eliza
GK Cut cedars/brush in commons along FM 2341 in front of RR1/RR2	1/1, 1/2, 1/3, 1/4, 2/15, 2/16	Ramon/Eliza
LM Mulch stacked cedars in pasture on top WB in curve	1/7/20	ROW
GK Remove cedars in commons along FM2341 in front of RR4	1/19/20	Ramon/Eliza
GK Clean pasture along main field (bottom of WBT road)	1/19/20	Ramon/Eliza
F Replace gutter on roof at the mailbox	4/21/20	Kim
GK Remove barb wire in commons by the office	7/10/20	Eliza
GK Cut and remove brush in small open areas in commons in front of AC-4	2/2/20	Ramon/Eliza
GK Cut and remove cedars/brush at the road to the Pass	2/16, 2/29/20	Ramon/Eliza
GK Purchase battery powered blower – Tommy	2/23/20	Eliza
R Repair road base in front of kiosk at middle gate	12/27/19	Eliza/Kim
GK Put rock in ditch at low water crossing by office	7/10/20	Eliza
F Weld metal plate under cattle guard at middle gate	3/25/20	Tommy

**Wolf Creek Ranch Owners Association
Working Maintenance List for 2020
11/09/2020**

FR	Put T-post along fence in pasture at the curve at top of WB	1/20/20	Tommy
GK	Raise canopy of Oaks over hanging roads – WR-2	3/1/20	Grigsby
GK	Trim Oaks touching the roof of the Pavilion	2/18/20	Ramon/Eliza
GK	Mulch flower beds at the Main Gate (Before Round up)	4/25-26/20	Eliza/Kim/Mark
GK	Cover with dirt / add cactus on white rock by road to the Pass	2/16/20	Ramon/Eliza
F	Order and pick up metal plates for cattle guard	3/19/20	Eliza
GK	Purchase safety cones and vest for Tommy	2/14/20	Eliza
GK	Cut persimmon along MCW-1	2/29/20	Ramon/Eliza
GK	Clean Creek in front of Pavilion	2/29/20	Ramon/Eliza
GK	Clean gutters at Pavilion	4/26/20	Eliza
GK	Clean brush along water at Dock Area	2/29/20	Ramon/Eliza
GK	Cut brush along powerline on WB	3/1/20	Ramon
GK	Replace rock on rock grill at Pavilion	3/1 /20	Tommy
F	Remove ceiling fans at Pavilion	2/1 /20	Tommy
GK	Discuss Tommy's work during his absence	Decided to keep in house with volunteers/Outside help	
F	Repair 2 Toilets at office	2/24/20	Highland Lakes Plumbing

**Wolf Creek Ranch Owners Association
Working Maintenance List for 2020
11/09/2020**

GK Pick up limb at the Pig Pen on Morgan Creek	7/25/20	Eliza
R Spray road edge at the construction gate	4/25/20	Eliza/Mark
GK Pick up brush at the Pass	4/28/20	Ramon/Eliza
GK Pick up / mulch brush on White Bluff under the power line	4/28/20	Ramon/Eliza
R Fix pot holes in roads and in entrances	4/15/20	Eliza/Kim
GK Dock Area – pick up remaining debris piles	7/17/20	Eliza
F Dock Area – replace rail at deck / picnic area	4/1/20	Tommy
GK Spray (Herbicide) around barn, arena, round pen, dumpster	3/27/20	Eliza
GK Remove sucker mesquite in commons by AC-4	4/28/20	Ramon/Eliza
GK Reclaim commons on White Bluff	3/1/20	Ramon/Eliza
C/LM Spray (weed herbicide) pastures in commons in April	4/30/20	Neil
<small>(RR-1, RR-2,RR-3,RR-4, by burn pile, bottom of WB road, under power line on WB)</small>		
C/LM Spray cactus – (Chestnut Trail Rd, front of RR-4, Pasture by barn) 9/23/20,11/6/20		Neil
R Spray road edge with herbicide	7/31/20	Eliza/Volunteer driver
GK Field at Main gate – cut 1 dead tree in May	5/21/20	Ramon/Eliza
GK Remove fallen limbs across fence on FM 2341 in front of WB-7	5/21/20	Ramon/Eliza
GK Remove 2 dead limbs by the Hampton House	5/21/20	Ramon/Eliza
LM Mulch brush piles in Commons along FM 2341 in front of RR – 2	5/24/20	ROW

**Wolf Creek Ranch Owners Association
Working Maintenance List for 2020
11/09/2020**

GK	Fill holes behind RR ties at barn area	4/14/20, 4/25/20	Eliza/Tommy/Kim
F	Wash Mailbox Area	4/15/20	Tommy/Eliza
GK	Mow Pastures	4/24/20, 4/26/20, 5/15/20, 5/24	Eliza
F	Buy Rat Boxes for the Office/barn	5/16/20	Eliza
F	Follow up with Denny regarding painted sign facing FM 2341 and Morgan Creek	August	Denny
F	Middle Gate – Replace light fixtures	10/26/20	Carol/Tommy
F	Wash Helicopter pad	8/21/20	Eliza
G	Repair automatic Sprinklers at Main Gate	8/1/20	Volunteer
F	Repair well by Main Gate for Water output improvement	8/25/20	John/Nelda/Vendor
GK	Raise canopy over road for oak tree near mail boxes	8/1/20	Eliza, volunteer, Ramon
GK	Raise canopy of oak tree near ranch office / barn	8/1/20	Eliza, volunteer, Ramon
F	repair sign with street names inside middle gate	8/15/20	Eliza
F	repair road reflectors on WCR road (Hallelujah Hill, water tank)	8/15/20	Eliza
R	Repair and address low spot on road in front of MCE-3	Oct	Gene Williams/Mark S.
GK	Mow East Gate, Dock area & entrance, Dumpster entrance	9/18/20	Eliza
F	Wash signs at the burn pile area	9/14/20	Eliza R

**Wolf Creek Ranch Owners Association
Working Maintenance List for 2020
11/09/2020**

R	Spray road edge with herbicide (Chestnut Trail)	9/6/20	Eliza/Volunteer driver
R	Spray road edge with herbicide (the Pass to legacy ranch)	9/12/20	Eliza/Volunteer driver
R	Spray road edge with herbicide (the barn to main Gate, Davis Way)	9/12/20	Eliza/Volunteer driver
F	Sand picnic tables / stain/seal at the Pavilion	9/19/20	Kim/Eliza/Carol W
F	Second coat - Stain & seal picnic tables at the Pavilion	9/24/20	Eliza/Carol W
F	Paint second coat and finish seal on picnic table at the office	9/25/20	Eliza/Carol W
F	Create and offer draft drawing of vegetation/plant design for middle gate	9/24/20	Eliza
R	Complete board approved road repairs on WCR road	9/22/20	Asphalt Paving
R	Repair/apply cold patch: at Panther Draw, island near Dold property	10/16/20	Eliza
R	Swept rocks off the road by island to widen road	10/16/20	Eliza
F	Power wash picnic table at the office	10/22/20	Eliza
GK	Cut and remove brush and dead trees in pasture by the barn	10/24/20, 10/31/20	Ramon/Eliza/Shutas
GK	Cut and remove large limb and others at White Bluff Park	10/24/20	Ramon/Eliza
GK	Clean up limb inside fence along FM 2341	10/24/20	Ramon/Eliza
F	Sweep gravel in front of Office, move to circle in front of dumpsters	10/24/20	Eliza
GK	Pick up brush along WCR road -Manton drive to Dold drive from fence project	10/31/20	Ramon/Eliza

**Wolf Creek Ranch Owners Association
Working Maintenance List for 2020
11/09/2020**

F	Fix railroad ties in parking lot at Pavilion	11/7/20	Ramon/Eliza
GK	Clean Oak at Hampton House in Creek	11/7/20	Ramon
GK	Raise limbs at the Hampton House and on Oak Tree in Island by Dolds Property per request of Ranch Owner for travel trailer	11/7/20	Ramon/Eliza
GK	Cut down old/dead sycamore at low water crossing by Dolds	11/7/20	Ramon/Eliza
GK	Weed eat along water edge and in yard, remove rocks off the road at Dock	11/7/20	Ramon/Eliza
GK	cut brush along the hillside of Hallelujah Hill/ remove to brush pile	11/7/20	Ramon/Eliza
GK	Cut brush/Spray remedy/diesel along WCR road from AC-2 thru RR-4	11/7/20	Ramon/Eliza

**Wolf Creek Ranch Owners Association
Working Maintenance List for 2020
11/09/2020**

Tommy's Work / Responsibilities during his absence

CL Blow out Barn	May – Sept.	Eliza
CL Blow Dock picnic area / pick up trash	8/1/20	Eliza/Ramon
CL Keep Mail box area clean	May-Sept.	Eliza
CL Mow – East Gate, Construction gate, Arena gate	May-Sept.	Eliza
CL Mow- Middle gate	9/5/20	Eliza
CL Remove cow poop in Pavilion	Aug	Eliza
CL Wash Pavilion / floor and picnic benches	8/21/20	Eliza/Kim
CL Wash inside Barn/ Isle way / Walls	8/21/20	Eliza/Kim/Ramon
CL Barn – sweep/clean inside stalls	July	Eliza/Kim
CL WD-40 locks on all gates	Aug	Eliza
CL Put out Ant Bait – Extinguish Plus / Amdro Fire Ant bait	Aug/Sept	Eliza
CL Sweep / blow debris off low water crossings	May-Sept	Kim
CL Re-hang signs knocked down by cows	Aug	Eliza
CL Clean out culverts after rains	Throughout the year	Eliza/Tommy

**Wolf Creek Ranch Owners Association
Working Maintenance List for 2020
11/09/2020**

F Repair wobbly sign posts with “slurry” material

Winter

Tommy

DRB Construction Status List

<u>Owner</u>	<u>Tract</u>	<u>DRB Point</u>	<u>App Date</u>	<u>Issues</u>	<u>Conform</u>	<u>Variance</u>	<u>Contractor</u>	<u>Approval</u>	<u>Start</u>	<u>Completion</u>	<u>Status</u>
Lester	RR-1	Lyn	2/14/2019				Agreement	6/2/2019	7/5/2019		Exterior rockwork completed interior finish work ongoing
Dixon	HR-3A	Lee/Helen	4/22/2019				Agreement	5/19/2019	5/25/2019		Exterior rockwork completed interior finish work ongoing
McLelland	WB-8	Nelda/Lyn		Const. Time				12/13/2012			Second story up; roof decking in progress
Shuta	AC-3	Lyn/Lee				Outbuilding/Fen	Agreement	5/20/2020	6/1/2020	2/1/2021	Roof installed; ready for exterior stone application
<u>DRB Improvements Status List</u>											
<u>Owner</u>	<u>Tract</u>	<u>DRB Point</u>	<u>App Date</u>	<u>Project</u>			<u>Contractor</u>	<u>Approval</u>	<u>Start</u>	<u>Anticipated Completion</u>	<u>Status</u>
Piechowski	ER-13B	Lee	9/9/2019	Add carport structure to existing shed			Homeowner	10/4/2019	10/1/2019	6/1/2020	In progress
Piechowski	ER-13B	Lyn	2/21/2020	Install perimeter fence/gates			Homeowner	2/26/2020	4/1/2020	4/1/2021	Completed
Dixon	HR-3A	Lyn	6/18/2020	Install perimeter fence/gates			Marvin Moran	6/22/2020	7/15/2020	8/1/2020	Completed
Ramos	MCW-6B2	Lyn	6/15/2020	Install perimeter fence/gates			Marvin Moran	6/22/2020	7/1/2020	7/1/2020	Completed
Bishop	RR-3	Lyn	7/27/2020	Install 2 signs			Homeowner	8/6/2020	11/1/2019	9/1/2020	Completed
Saenz	ER-2A1	Lyn	5/21/2020	Install large rock & address signs			Homeowner	5/27/2020	6/1/2020	7/1/2020	In progress
Stracke	MCW-6A	Lyn	7/14/2020	Water feature & erosion control			Homeowner	7/18/2020	7/25/2020	8/31/2020	Completed
Wong	WR-1B-1B	Lyn	3/4/2020	Add 3 outbuilding/structures			Homeowner	3/31/2020	4/15/2020	4/15/2021	In progress
Shuta	AC-3	Lee	8/6/2020	Install outbuilding for storage			Showcase	8/17/2020	8/25/2020	11/30/2020	In progress
Snyder	ER-41B	Lyn	8/14/2020	Chip seal surface of drive			Asphalt Paving	8/20/2020	9/1/2020	9/30/2020	Completed
Kinard	AC-2	Lyn	8/20/2020	Chip seal surface of drive			Asphalt Paving	8/21/2020	9/1/2020	9/30/2020	Completed
Kinard	AC-2	Lyn	9/15/2020	Install Pool in back of house			Cody Pools	10/22/2020	10/22/2020	12/1/2020	In progress
WCR Commons		Lyn	6/23/2020	Install new water storage tank for Firewise			Volunteers	11/5/2020	11/15/2020	3/1/2020	Approved
WCR Commons		Lyn	9/23/2020	Improve signs for WCR office			Tommy Jones	9/24/2020	10/1/2020	11/30/2020	In progress
Gray	MCW-7C	Lyn	11/5/2020	Repaint exterior of home/new colors			JR Services	11/5/2020	11/23/2020	12/4/2020	Approved
<u>DRB Debris Pile Variance Status List</u>											
<u>Owner</u>	<u>Tract</u>	<u>DRB Point</u>	<u>App Date</u>	<u>Project</u>				<u>Approval</u>	<u>Start</u>	<u>Anticipated Completion</u>	<u>Status</u>
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	
WCR Maintenance		Lyn		Approved Location for Commons clearing			Annual Renewal of Variance approved				4/2/2020

WCR Dock Report

14 November 2020

Due to not being able to get the dock work done, Bill Comegys and I have decided that we will need to hire a local dock company to get the work accomplished. The work was planned to be done during the summer, but due to things beyond our control, it has not. Bill and I understand what needs to be done for the most part and Gerald McLelland will assist with design support as needed. We will be interviewing local dock companies in the near future and make another report to the board when bids are available.

Lee Kinard
Vice Chair