

# Wolf Creek Ranch Owners Association Board of Directors Meeting Minutes

April 29, 2023 – Silver Creek Community Center

## Board Member Attendees

John Manton  
Carol Weathers  
Cindy Taniguchi

Steve Meyers  
Tommy Skinner  
Steven Grigsby

## WCR Property Owner Attendees (\* denotes attendance via teleconference)

Bill Bishop  
Eliza Bishop  
Kim Taniguchi  
Patti Skinner  
Andy Gray  
Pete Mefford  
Lyn Mefford  
Helen Piechowski

Andy Piechowski  
Mark Poche  
Jennifer Shuta  
Claudia Machell\*  
Fred Machell\*  
Alana Tamulones\*  
Paul Tamulones\*

## Other Attendees

Nelda Duff

## Attachments

- Board of Directors Meeting Proxy on behalf of Lee Kinard (Exhibit A)
- Draft Minutes of February 22, 2023 Meeting (Exhibit B)
- WCROA 2023 Preliminary Budget (Exhibit C)
- WCROA Treasurer's Report (Exhibit D)
- Road Work Report (Exhibit E)
- DRB Construction Status List (Exhibit F)
- Land Management Report (Exhibit G)
- Fencing and Cattle Report (Exhibit H)
- Dock Report (Exhibit I)
- Managed Land Deer Program Report (Exhibit J)

## Business

Having confirmed a quorum of Directors present to conduct the business of the WCROA, President Carol Weathers called the Board of Directors meeting to order at 9:03am, Saturday April 29, 2023. In his absence, Board Member Lee Kinard provided a signed proxy to allow Cindy Taniguchi to vote on his behalf at this meeting (see Exhibit A). In-person attendance was documented by in-person sign-in and telephonic attendance was documented via electronic record made by the telephonic system.

- **Draft Meeting Agenda Review and Approval.**  
Carol Weathers asked Board Members if all had reviewed the meeting agenda and whether there are change recommendations. No changes recommendations were suggested. The meeting agenda was approved unanimously by roll call vote of Board Members.

- **Updates provided by Carol Weathers, President WCROA.**
  - a. The 2023 Round Up event was successful, despite threat of bad weather. Good fun was had by all. Comments about the BBQ were favorable and the vendor was noted as easy to work with.
- **Property Owner Comments.**

Jennifer Shuta asked whether the Board plans to schedule some evening Board Meetings. Carol Weathers stated that this is still her plan. Jennifer also asked how the WCROA is legally classified, such as “corporation.” Carol stated that John will address this question in his Treasurer’s Report.

**Items for Action**

- **2023 WCROA Board Member Election Results and Appointment of Officers.**

Steven Grigsby and John Manton have been elected to the WCROA Board, each to serve 3 year terms. John Manton nominated Carol Weathers to be President; Cindy Taniguchi seconded the motion. The nomination was approved unanimously by roll call vote of Board Members. Steve Meyers nominated Steven Grigsby to be Vice President; Tommy Skinner seconded the motion. The nomination was approved unanimously by roll call vote of Board Members. Tommy Skinner nominated Lee Kinard to be Secretary; John Manton seconded the motion. The nomination was approved unanimously by roll call vote of Board Members. Cindy Taniguchi nominated John Manton to be Treasurer; Steve Meyers seconded the motion. The nomination was approved unanimously by roll call vote of Board Members.
- **Review and Approve Draft February 21, 2023 Board Meeting Minutes.**

WCROA Board Meeting Minutes of February 21, 2023 were presented to Board Members for review and approval (see Exhibit B). A motion was made by John Manton and seconded by Steven Grigsby to approve draft minutes as presented. Carol Weathers asked for additional discussion; none was had. A roll call vote by Board Member name was taken and the motion was approved unanimously.
- **Review and Approve 2023 Proposed Budget.**

John Manton outlined changes made to the 2023 preliminary budget (see Exhibit C). A motioned was made by Cindy Taniguchi to accept the final 2023 proposed budget; Steven Grigsby seconded the motion. A roll call vote by Board Member name was taken and the motion was approved unanimously.
- **Review and Approve 2023 Insurance.**

Rick Ramos has been working with Josh Ring (El Dorado Insurance) to procure D&O coverage for 2023. A bid has been provided by Travelers Insurance at an annual cost of \$5,444.00. This bid offers a significant savings when compared with recent years. Tommy Skinner motioned to accept the Travelers bid, with Steve Meyers seconding the motion. A roll call vote by Board Member name was taken and the motion was approved unanimously. Rick has agreed to continue to work with Josh and the El Dorado team as a liaison.

**Committee Reports**

**Treasurer – John Manton (Exhibit D)**

- a. Current WCROA legal designation for tax purposes: John discussed that, in the past, WCROA has been classified as a HOA. But, in 2019 the high D&O insurance cost caused WCROA to be reclassified by the IRS as a Corporation. This reclassification resulted in an \$8K increase in the WCROA obligation of Federal tax payment. With

the D&O insurance cost dropping, we will again be able to return to our HOA designation. Therefore, our future tax liability should be less. John will be meeting with Phyllis (tax accountant) to discuss changes to our legal description with regard to taxation.

- b. Bill Bishop asked John why he feels we need to hold \$8,000 aside for annual start-up expenses. John stated that because dues are not due until mid-February the \$8K provides a safety net. The same 8K is held over every year for this purpose, and has not been spent.
  - c. John is going to investigate CD rates with our current banks to see if we can capitalize on higher interest rates going forward. The plan is to invest savings in higher earning areas.
  - d. Middle gate: Lightning strikes have caused the middle gate to malfunction. John has installed a temporary repair and both gates are currently functioning as expected. Grounding rods (2) have been installed by Tommy Jones (electrician) and John. Other gates will be checked. Jennifer Shuta added that she knows of a professional lightning rod installer who may be able to assist. Eliza Bishop recommended a professional gate installation company be asked to look at our gates to confirm they are properly upgraded.
  - e. Trash pickup was increased by about \$200. With negotiation, John was able to get the cost back to \$800 so that no budget affect is expected.
  - f. Planned dock repairs are completed with a budget overage of approximately \$4400. Chris Pezold has additionally been asked to install railing so that property owners can get down the steep slope to the picnic area.
  - g. Annual dues are current with 3 owners utilizing the monthly plan.
  - h. Eliza Bishop inquired about budget allocation for land management and trails. Nelda Duff noted that she will be meeting with the WCROA accountant to manage reallocation of funds to the land management budget line item. The change is related to recent restructuring of WCROA committees.
- **Roads – Kim Taniguchi. (Exhibit E)**

Kim's first action was to review paving quotes. Gene Williams (contractor) is willing to honor his previous quotes, and Kim has received additional quotes from him. Planned activity was outlined. Total 2023 work is expected to cost approximately \$88K. Kim is also considering repaving the pavilion parking lot, pending an additional quote from Gene. Questions from the Board and from property owners were addressed. Other details announced:

    - a. Road work for 2023 is expected to begin sometime in late May or early June.
    - b. Gene has asked for a designated aggregate staging location. Consideration is being given to the vicinity near the gate at the burn pile common area. The gate is currently locked with a combination.
    - c. Kim plans to use a "Grade 4 Rock" in the aggregate mix, which will provide longer road life.
    - d. Detailed planning for 2024 paving remains pending, but the intent is to pave Legacy and Hampton house areas next year.

- **Design Review Board – Lyn Mefford.** (Exhibit F)

Several major construction projects are progressing quickly and several property owners are working on individual improvements. Appreciation was given to Andy Gray and Terry Stracke for their flexibility in getting projects moving.

- **Land Management – Eliza Bishop** (Exhibit G)

Eliza gave appreciation to Jennifer Shuta and Randy Lester for their work on the Committee and discussed projects to be completed.

- a. The White Bluff Trail project is not quite finished, but has been constructed in a manner that will allow for medical evacuation should someone experience injury.
- b. Oak trees near the office will be trimmed next week. Hallelujah Hill will be cleared of 2 dead trees and bushes.
- c. Brush piles remaining from refencing work will be cleared. John Manton asked Eliza to try to locate a survey pin near the brush pile.
- d. Lakeview Park will be improved this summer.

Eliza also discussed adding two new trails for walking/ATV/equestrian use:

- a. Adams Creek (near 2341) to Uncle Chestnut's grave site
- b. Across from RR1 along the 2341 fence line towards the pavilion.

Both trails would be constructed using volunteer labor. Extra trucks with trailers will be very helpful. Board members expressed support for this development.

- **Fencing and Cattle – Mark Stracke.** (Exhibit H)

Much discussion was had about property owner concern for having too many cattle on the ranch. Concerns given were for safety and property destruction. Carol Weathers stated that she has met with the rancher and a plan for removing cattle is in place. Additional questions were asked about consideration being given to a change in ranchers, seeking improved stewardship of the cattle herd.

- **Dock – Chris Pezold.** (Exhibit I)

Further dock improvements are recommended. Carol Weathers will discuss improvements with Denny Holman (owner) to seek consent and possible cost sharing. Security will be a top priority.

- **FireWise – Andy Piechowski.**

A new water tank installation near the east gate is still 4-6 week out from construction. A leak at the Hampton House tank has been repaired.

- **Managed Land Deer Program – Helen Piechowski.** (Exhibit J)

All those signing up to receive a deer did get one. Helen suggested that the MLDP application be reworded to provide clarification in liability release of property owners should a hunter become injured. The Board will take this up.

Andy Piechowski noted that the budget includes \$0 for hog abatement. There is currently a problem with hogs populating the east end of the ranch and causing destruction. Nelda Duff noted that hog abatement is now done by Trent (State of Texas employee) including baiting portable traps. Corn is now paid for by the State. Andy requested assistance for trapping hogs at the east end of the ranch.

Tommy Skinner motioned to adjourn the meeting; the motion was seconded by John Manton. A roll call vote of Board Members was had with unanimous agreement to adjourn the meeting at approximately 10:45am.

Recorded and certified by:

Cynthia B. Taniguchi  
Cynthia Taniguchi, WCROA Interim Secretary

9-23-23  
Date

# WCROA SIGN-IN SHEET

<b>Project:</b>	Board Meeting	<b>Meeting Date:</b>	April 29, 2023
<b>Facilitator:</b>	Carol Weathers	<b>Place/Room:</b>	Community Center/Tele Conf

Name	Name
<del>Nelda Duff</del>	
Tommy Skinner ER-12	
Patti Skinner ER-12	
Kim Taniguchi MCW-7B	
Cindy Taniguchi MCW-7B	
Carol Weathers WB 7	
Jennifer Sluta AC-3	
Bill Bishop RR-3	
Eliza Bishop RR-3	
Helen & Andy Rechowski ERB-B	
Lynne & Pete McFord WB-3	
Mark Joché ER-6A	
ANDY GRAY	
John Manton	
Steve Meyers	
Steven Grigsby	

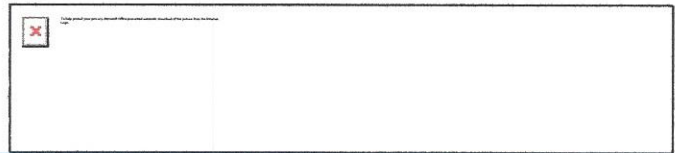
**From:** John Manton III <johnmantoniii@hotmail.com>  
**Sent:** Saturday, April 29, 2023 11:45 AM  
**To:** Lee Kinard; 'Kim or Cindy Taniguchi' (kcguch@yahoo.com)  
**Cc:** Wolf Creek Ranch  
**Subject:** FW: TurboBridge Conference Report for 223-5534 WCROA BOD Mtg Apr-29-2023 09:01 AM

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** TurboBridge <support@turbobridge.com>  
**Sent:** Saturday, April 29, 2023 10:47 AM  
**To:** johnmantoniii@hotmail.com  
**Subject:** TurboBridge Conference Report for 223-5534 WCROA BOD Mtg Apr-29-2023 09:01 AM

# Conference Summary Report

Thank you for using TurboBridge.



**Bridge:** WCROA BOD Mtg  
223-5534

**Start:** Apr-29-2023 9:01 AM  
**End:** Apr-29-2023 10:46 AM  
(GMT-06:00) Central Time (US & Canada)

**Participants:** 5  
**Duration:** 105 minutes  
**Total Usage:** 312 minutes (105 Toll-Free, 207 Toll, 0 Other)

Caller Number	Location	Name	Access	Host?	Joined	Departed	Minutes
+1 (702) 467-4352	LAS VEGAS, NV	WIRELESS CALLER	Toll	<i>Paul Tamulones</i>	9:01 AM	10:45 AM	105
+1 (512) 756-4566	BURNET, TX	EAST LAKE BUCAH	Toll-Free	Yes	9:02 AM	10:46 AM	105
+1 (512) 964-1597	AUSTIN, TX	FRED MACHELL	Toll		9:03 AM	9:04 AM	1
+1 (512) 964-1597	AUSTIN, TX	FRED MACHELL	Toll		9:06 AM	9:07 AM	2
+1 (512) 964-1597	AUSTIN, TX	FRED MACHELL	Toll		9:07 AM	10:46 AM	99

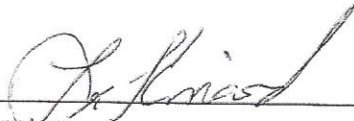
**Wolf Creek Ranch Owners Association**

**Board of Directors Meeting Proxy**

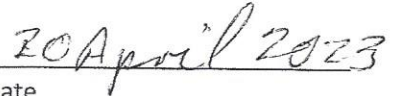
I, Lee Kinard, hereby appoint Cynthia Taniguchi as agent and proxy for purposes of voting in my behalf and in performing the duties of Secretary of the Association at the Wolf Creek Ranch Board meeting to be held on Saturday, April 29, 2023, upon such business as may properly come before said meeting. This proxy is valid for the April 29, 2023 Board meeting only.

Lee Kinard  
WCROA Board Member

Signature



Date





**DRAFT AGENDA**  
**WCROA BOARD OF DIRECTORS Meeting**  
**Saturday, April 29, 2023 @ 9:00AM**  
**Silver Creek Fire Hall & Community Center, 101 CR 128, Burnet**  
**Teleconference Available**

- \* Call Meeting to Order/Confirm Quorum (Roll Call)-Carol Weathers
- \* WCR Attendee Sign-in Sheet and Telephone Records
- \* Approval of April 29, 2023 Draft Agenda for WCROA Meeting
- \* Roundup Update – Carol Weathers
- \* WCROA Member Comments

**ITEMS FOR ACTION and DISCUSSION**

- \* Announce the WCROA 2023 Election results
- \* Discuss and approve the appointment of Officers to the WCROA Board of Directors
- \* Approve Draft Minutes of February 21,2023 WCROA Board of Directors Special Meeting
- \* Final Approval of 2023 Proposed Budget Amendment – John Manton
- \* Update on WCROA Insurance – Rick Ramos

**COMMITTEE REPORTS**

- \* Treasurer – John Manton
- \* Road Work – Kim Taniguchi
- \* Design Review Board - Lyn Mefford
- \* Land Management - Eliza Bishop
- \* Cattle and Fence – Mark Stracke
- \* Dock – Chris Pezold
- \* FireWise - Andy Piechowski
- \* Managed Land Deer Program – Helen Piechowski

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 Owner's Association**  
**Board of Directors Meeting Minutes**

22 Feb 2023

**Attendees**

Nelda Duff  
Carol Weathers  
Lee Kinard  
Rick Ramos  
Steve Meyers  
Bill Bishop  
Eliza Bishop  
Pete Mefford

Lyn Mefford  
Jennifer Shuta  
Kim Taniguchi  
Cindy Taniguchi  
Mark Stracke  
Patti Skinner  
Tommy Skinner  
Andy Gray

**Attachments**

Agenda  
Sign-in Sheet  
Proxy for John Manton

Restructure of Ranch Committee, etc  
Budget Amendment

Having confirmed a quorum of directors present to conduct the business of the Association, President Weathers called the meeting to order at 6:00 PM at the Silver Creek Community Center.

This is a Special Called Meeting of the Wolf Creek Ranch Board of Directors held in person.

Approval of the meeting agenda. Lee so moves and Tommy seconds. Vote by acclamation.

**Member Comments**

Mark Stracke commented that the fence work is starting.

Carol commented on the total Solar eclipse which will occur 8 April 2024 in the afternoon for about 4 ½ hours and the path will cross directly over Lake Buchanan from southwest to northeast.

Bill Bishop commented that allocating retained earnings now is premature.

**Items For Action and Discussion**

Approval of BOD meeting minutes from 21 January 2023. Motion made by Rick and second by Lee. Approved by acclamation.

**Wolf Creek Ranch Owner's Association**  
**Board of Directors Meeting Minutes**

22 Feb 2023

**Review And Approve Proposed Restructuring of Committees**

Rick provided a synopsis of the committee restructuring and the BOD then voted. Motion to approve was submitted by Tommy and second by Cindy. Approved by acclamation.

**Review and Approve Proposed Amendment to 2023 Budget**

During the review of the amendment details, it was determined that the summary allocations and math need a correction before it can be fully approved. However, it was determined that the basis in the line items is correct. Motion to partially approve was made by Cindy and second by Tommy. Approved by acclamation.

Motion made to adjourn by Lee and second by Tommy.  
Meeting adjourned at 7:06 pm.

Recorded and Certified by:

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Lee Kinard, WCROA Secretary

Date

# WCROA 2023 Proposed Budget Amendment 2023-04-29

2023 Budget Approved v1.0 2022-11-19							As of:	
COA	Account Description	2023 Budget	2023 Budget Amend	% Change	Inc/(Dec)	Annual \$/WCRPO	Budget Comments	
5001	Wages	\$ 32,800.00	\$ 32,800.00	0.0%	\$0.00	\$ 482.35		
5010	Payroll Tax Expense	\$ 2,500.00	\$ 2,500.00	0.0%	\$0.00	\$ 36.76		
5011	FUTA Expense	\$ 110.00	\$ 110.00	0.0%	\$0.00	\$ 1.62		
5012	SUTA Expense	\$ 75.00	\$ 75.00	0.0%	\$0.00	\$ 1.10		
5014	Health Care	\$ 450.00	\$ 450.00	0.0%	\$0.00	\$ 6.62		
5015	Mileage Reimbursement	\$ 500.00	\$ 500.00	0.0%	\$0.00	\$ 7.35		
5020	Contract Labor	\$ 8,250.00	\$ 8,250.00	0.0%	\$0.00	\$ 121.32		
5025	Computer & Internet Expense	\$ 1,200.00	\$ 1,200.00	0.0%	\$0.00	\$ 17.65		
5030	Insurance Expense	\$ 21,000.00	\$ 21,000.00	0.0%	\$0.00	\$ 308.82		
5040	Firewise Expense	\$ 4,000.00	\$ 10,000.00	150.0%	\$6,000.00	\$ 147.06	Add \$6.0K from Ret-Earn to complete East Gate water tank	
5055	Office Expense	\$ 1,100.00	\$ 1,100.00	0.0%	\$0.00	\$ 16.18		
5056	Bank Charges	\$ 50.00	\$ 50.00	0.0%	\$0.00	\$ 0.74		
5065	Postage & Delivery	\$ 300.00	\$ 300.00	0.0%	\$0.00	\$ 4.41		
5068	Memberships, Subscriptions & Misc.	\$ -	\$ -	0.0%	\$0.00	\$ -		
5069	Legal & Surveying Services	\$ 2,000.00	\$ 2,000.00	0.0%	\$0.00	\$ 29.41		
5070	Accounting Fees	\$ 4,745.00	\$ 4,745.00	0.0%	\$0.00	\$ 69.78		
5072	Events / Annual Board Mtg	\$ 500.00	\$ 500.00	0.0%	\$0.00	\$ 7.35		
5081	Repairs & Maint. - Gates	\$ 1,200.00	\$ 1,200.00	0.0%	\$0.00	\$ 17.65		
5082	Repairs & Maint. - Dock	\$ 1,000.00	\$ 1,000.00	0.0%	\$0.00	\$ 14.71		
5083	Repairs & Maint. - Fences	\$ 500.00	\$ 500.00	0.0%	\$0.00	\$ 7.35		
5084	Repairs & Maint. - Roads	\$ 2,000.00	\$ 2,000.00	0.0%	\$0.00	\$ 29.41		
5085	Tools, Equipment & Supplies	\$ 300.00	\$ 300.00	0.0%	\$0.00	\$ 4.41		
5086	Repairs & Maint.- Facilities/Grounds	\$ 2,500.00	\$ 5,800.00	132.0%	\$3,300.00	\$ 85.29	\$2.3K from Ret-Earn to add new Mailbox Cluster, Add \$1.0K for WCR Signage	
5090	Telephone - Office	\$ 2,275.00	\$ 2,275.00	0.0%	\$0.00	\$ 33.46		
5091	Telephone - Gates	\$ 2,275.00	\$ 2,275.00	0.0%	\$0.00	\$ 33.46		
5110	Utilities-All	\$ 5,000.00	\$ 5,000.00	0.0%	\$0.00	\$ 73.53		
5115	Website	\$ 225.00	\$ 225.00	0.0%	\$0.00	\$ 3.31		
5120	Trash Pickup	\$ 9,500.00	\$ 9,500.00	0.0%	\$0.00	\$ 139.71		
5210	Groundskeeping	\$ 18,500.00	\$ 3,500.00	-81.1%	(\$15,000.00)	\$ 51.47	Xfer \$15K from Groundkeeping to Land Management/Cactus Abatement (8050)	
5220	Wildlife Management	\$ 1,200.00	\$ 1,200.00	0.0%	\$0.00	\$ 17.65		
5300	Property Taxes	\$ 2,600.00	\$ 2,600.00	0.0%	\$0.00	\$ 38.24		
5400	Licenses & Permits - Dock	\$ 100.00	\$ 100.00	0.0%	\$0.00	\$ 1.47		
5600	Lease-Boat Dock	\$ 725.00	\$ 725.00	0.0%	\$0.00	\$ 10.66		
5999	Contingency Allowance	\$ 2,000.00	\$ 2,000.00	0.0%	\$0.00	\$ 29.41		
7000	Federal Income Taxes	\$ 120.00	\$ 120.00	0.0%	\$0.00	\$ 1.76		
8010	Road Fund Reserve Contrib/Withdraw	\$ 40,000.00	\$ 40,000.00	0.0%	\$0.00	\$ 588.24		
8015	Road Improvements/resurfacing	\$ -	\$ -	0.0%	\$0.00	\$ -	TBD based on new Road Committee work timing	
8020	Operations Sustainability Reserve Fund	\$ -	\$ -	0.0%	\$0.00	\$ -		
8025	Dock Repair	\$ 6,000.00	\$ 10,000.00	66.7%	\$4,000.00	\$ 147.06	\$4000 added from Ret Earn to meet Dock repair quote est of \$10K	
8030	Fence Section Replacement	\$ 10,000.00	\$ 10,000.00	0.0%	\$0.00	\$ 147.06		
8050	Cactus Abatement / Land Mgmt.	\$ 4,000.00	\$ 22,600.00	465.0%	\$18,600.00	\$ 332.35	Xfer \$15K from Groundkeeping (5210), add \$3,600 from Ret-Earn for WB trail work	
8051	Hog Abatement	\$ -	\$ -	0.0%	\$0.00	\$ -		
		\$ -	\$ -		\$0.00	\$ -		
	<b>Totals</b>	<b>\$ 191,600.00</b>	<b>\$ 208,500.00</b>		<b>\$16,900.00</b>	<b>\$ 3,066.18</b>		

**J. Manton**  
Treasurer

Indicates <95%  
Indicates >=95% and <102%  
Indicates >=102%

Revenue DUES (\$2,700 x 68)	\$ 183,600.00
Revenue Grazing Lease	\$ 2,000.00
Retained Earnings Allocations	\$ 16,900.00
Dock Repair project carryover from 2022	\$ 6,000.00
<b>2023 Proposed Budget Amendment</b>	<b>\$ 208,500.00</b>
Retained Earnings from 2022	\$ 33,826.29
Office Startup Reserve for 2023	\$ (8,000.00)
Budget Amendments 2023	\$ (16,900.00)
Dock Repair Project 2022 carryover	\$ (6,000.00)
<b>Unallocated 2022 Retained Earnings</b>	<b>\$ 2,926.29</b>

\$6.0K Firewise + \$3.3K Mailbox & Signage + \$4.0K Dock repair + \$3.6K WB Trail work  
\$6.0K carryover from prior year underspend (also contained in Retained Revenue)

## WCR 2023 Budget Amendment of Retained Earnings

Revenue DUES (\$2700 x 68)	\$	183,600
Grazing Lease	\$	2,000
Unspent DOCK Repair PROJECT from 2022 ( <i>included in Retained Earnings</i> )	\$	6,000
<b>Original 2023 Budget</b>	<b>\$</b>	<b>191,600</b>

Retained Earnings from 2022 ( <i>which includes the DOCK Project</i> )	\$	33,826
Remove DOCK Project funds ( <i>already allocated in the 2023 budget</i> )	\$	(6,000)
<b>Available Retained Earnings for allocation</b>	<b>\$</b>	<b>27,826</b>

New fiscal year Office Startup cash-on-hand	\$	(8,000)
Additional Firewise funds needed for East Gate Water Tank project	\$	(6,000)
Repairs & Maint Facilities & Grounds ( <i>New mailbox addition</i> )	\$	(2,300)
Repairs & Maint Facilities & Grounds ( <i>WCR signage updates</i> )	\$	(1,000)
DOCK Repair Project cost increase	\$	(4,000)
Cactus Abatement / Land Mgmt White Bluff Trail work	\$	(3,600)
<b>Remaining Unallocated Retained Earnings from 2022</b>	<b>\$</b>	<b>2,926</b>

Other Original 2023 Budget changes	New Amt
Transfer \$15,000 <b>FROM</b> Groundskeeping ( <i>COA# 5210 was \$18,500</i> )	\$ 3,500
Transfer \$15,000 <b>TO</b> Cactus Abatement ( <i>COA# 8050 was \$4,000 + \$3,600</i> )	\$ 22,600



# Wolf Creek Ranch Owners' Association

## Treasurers Report

Q2- Apr 29<sup>th</sup> 2023

### Overall Financial Condition

Through the end of the 1st Qtr. of 2023, we continued to be in good financial shape. D&O Insurance costs appear to have turned the corner back to reasonable territory, and while still higher than we would like, will most likely allow us to return to being classified as an HOA rather than a Corporation as has been the case for the past 3-4 years.

### CPA's Statement of Assets, Liabilities and Equity – 3/31/2023 (attached)

- **Road Reserve Fund** stands at \$219,804 after the 2023 contribution
- **Operations –Sustainability (Rainy Day) Fund** \$54,500
- **Contingency Allowance** is \$7,000 this month after the 2023 contribution

### Statement of Revenue and Expenses – 03/31/2023 (Attached)

- Insurance costs continue to be a burden on the budget, however the new insurance carrier was able to reduce the cost as discussed by Rick Ramos
- The **Middle Gate** suffered some minor electrical damage 3 weeks ago and again last week. Functionality was restored but we will be increasing the ability to handle close indirect lightning strikes by the addition of ground rods (which were never installed back in 2014).
- **Trash pickup** raised their rates from \$816/mo. to \$1007/mo. (an increase of \$2.3K annual), however we were able to renegotiate our rate down such that we will be at or somewhat lower than in the previous year. Fuel costs are independent though.
- **Dock Repair project** has been completed, although at a somewhat higher cost than was originally projected. What remains is to develop a cost estimate for hand-rails for easier access to the picnic area. This will be discussed by Chris Pezold.

### 2023 Dues Collection Status:

- 65 Owners are paid in full, 3 Owners are on the Monthly Plan as of 2023-Apr-17

### 2023 Approved Budget as of 11/19/2022 with proposed amendments for Retained Earnings distribution

- See attached

Respectfully submitted by John Manton, **WCROA** Treasurer

**Wolf Creek Ranch Owners' Association**  
**Statement of Assets, Liabilities, and Equity**  
**Income Tax Basis**  
**As of March 31, 2023**

*Assets*

*Current Assets*

Cash-Wells Fargo #3191	\$	112,974.71
PNC Bank Money Market - 49-5040-1615		271,998.04
Annual Dues Receivable		<u>5,478.96</u>

<b><i>Total Current Assets</i></b>		<u>390,451.71</u>
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*Property and Equipment*

Equipment & Fixtures	\$	2,850.00
Gate Remote Clickers		433.55
Less Accumulated Depreciation		<u>(2,850.00)</u>

<b><i>Total Property, Equipment, and Fixtures (See Notes 2 &amp; 3)</i></b>		<u>433.55</u>
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<b><i>Total Assets</i></b>	\$	<u><u>390,885.26</u></u>
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*Liabilities and Equity*

*Current Liabilities*

Employment Taxes Payable	\$	879.18
FUTA Payable		42.00
SUTA Payable		<u>20.23</u>

<b><i>Total Current Liabilities</i></b>		941.41
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*Equity*

Capital Maintenance-Road Resurfacing Reserve Fund	\$	219,804.00
Operations-Sustainability Fund		54,500.00
Contingency Allowance		7,000.00
Retained Earnings-Operating Fund		<u>108,639.85</u>

<b><i>Total Equity</i></b>		<u>389,943.85</u>
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<b><i>Total Liabilities and Equity</i></b>	\$	<u><u>390,885.26</u></u>
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**Wolf Creek Ranch Owners' Association**  
**Actual to Budget Variance Report**  
**Income Tax Basis**  
**For the Three Months Ended March 31, 2023**

	<u>March 31, 2023</u>	<u>Annual Budget</u>	<u>Variance</u>	<u>Percentage of Budget Line Item</u>
<b>Revenue</b>				
Annual Dues Assessments	\$ 183,600.00	\$ 183,600.00	\$ 0.00	100.00
Handling Fee & Late Fees	869.00	0.00	869.00	-
Operation Sustainability Fund - Sale Assessment	250.00	0.00	250.00	-
Prior Year Carryover	0.00	24,808.34	(24,808.34)	-
Grass Lease	0.00	2,000.00	(2,000.00)	-
Interest Income	20.12	0.00	20.12	-
<b>Total Revenue</b>	<u>\$ 184,739.12</u>	<u>\$ 210,408.34</u>	<u>\$ (25,669.22)</u>	<u>87.80</u>
<b>Operating Expenses</b>				
Wages	\$ 8,795.80	\$ 32,800.00	\$ (24,004.20)	26.82
Payroll Tax Expense	672.89	2,500.00	(1,827.11)	26.92
Futa Expense	42.00	110.00	(68.00)	38.18
Suta Expense	20.23	75.00	(54.77)	26.97
Health Care	0.00	450.00	(450.00)	-
Mileage Reimbursement	206.88	500.00	(293.12)	41.38
Contract Labor	0.00	8,250.00	(8,250.00)	-
Computer & Internet Expense	239.34	1,200.00	(960.66)	19.95
Insurance Expense	0.00	21,000.00	(21,000.00)	-
Firewise Expense	0.00	10,000.00	(10,000.00)	-
Office Expense	185.24	1,100.00	(914.76)	16.84
Bank Charges	0.00	50.00	(50.00)	-
Postage & Delivery	63.00	300.00	(237.00)	21.00
Legal & Consulting	52.00	2,000.00	(1,948.00)	2.60
Accounting Fees	1,625.00	4,745.00	(3,120.00)	34.25
Events/Annual Board Meeting	105.65	500.00	(394.35)	21.13
Repairs & Maintenance-Gates	1,443.14	1,200.00	243.14	120.26
Repairs & Maintenance-Dock	0.00	1,000.00	(1,000.00)	-
Repairs & Maintenance-Fences	72.72	500.00	(427.28)	14.54
Repairs & Maintenance-Roads	9.74	2,000.00	(1,990.26)	0.49
Tools, Equipment & Supplies	0.00	300.00	(300.00)	-
Repairs & Maintenance-Facilities & Grounds	3,630.87	5,800.00	(2,169.13)	62.60
Telephone - Office	587.32	2,275.00	(1,687.68)	25.82
Telephone - Gates	588.36	2,275.00	(1,686.64)	25.86
Utilities	1,276.54	5,000.00	(3,723.46)	25.53
Website	0.00	225.00	(225.00)	-
Trash Pick-Up	2,470.59	9,500.00	(7,029.41)	26.01
Groundskeeping	8,069.97	3,500.00	4,569.97	230.57
Wildlife Management	0.00	1,200.00	(1,200.00)	-
Property Taxes	2,609.65	2,600.00	9.65	100.37
Licenses and Permits - Dock	25.00	100.00	(75.00)	25.00
Lease-Boat Dock	654.93	725.00	(70.07)	90.34

See Accountants' Compilation Report



**Wolf Creek Ranch Owners' Association**  
**Actual to Budget Variance Report**  
**Income Tax Basis**  
**For the Three Months Ended March 31, 2023**

Federal Income Tax Expense	0.00	120.00	(120.00)	-
Dock Repair	12,474.90	10,000.00	2,474.90	124.75
Fence Section Replacement	9,000.00	10,000.00	(1,000.00)	90.00
Cactus Abatement/Land Mgmt.	4,504.80	22,600.00	(18,095.20)	19.93
<b>Total Operating Expenses</b>	<u>\$ 59,426.56</u>	<u>\$ 166,500.00</u>	<u>\$ (107,073.44)</u>	<u>35.69</u>
<b>Other Expenses</b>				
Unforeseen Contingency	\$ 0.00	\$ 2,000.00	\$ (2,000.00)	-
Road Resurfacing Reserve	0.00	40,000.00	(40,000.00)	-
<b>Total Other Expenses</b>	<u>\$ 0.00</u>	<u>\$ 42,000.00</u>	<u>\$ (42,000.00)</u>	<u>0.00</u>
<b>Total Expenses</b>	<u>\$ 59,426.56</u>	<u>\$ 208,500.00</u>	<u>\$ (149,073.44)</u>	<u>28.50</u>

See Accountants' Compilation Report



## **WCR Road Work Report**

**29 April 2023 Board Meeting**

**Submitted by Kim Taniguchi**

### **Status:**

- The Road Committee was established in February 2023.
- Starting point for this committee is the successful quote from Asphalt Paving and Maintenance from 14 Nov 2022. RFQs were previously sent out and quotes vetted in order to make a final selection.
- Met with Gene Williams, Asphalt Paving and Maintenance, on 31 March to discuss his quote and other work to be done. Gene is willing to honor the pricing from his November 2022 quote.
- Gene provided an additional quote breaking out road edge repair and road resurfacing for Hampton House to Legacy and also for work from the Main Gate to RR2341.
- Met with Steve Meyers, John Manton, and Nelda Duff on 21 April to discuss and agree on planned work for 2023 (see attached).

### **Planned Activities:**

- Develop a spending/work plan for the remainder of the road work to cover the next several years.
- Finalize the work scope for 2023. Gene will send a consolidated quote for the specific work to be under contract.
- Road work should to begin after the bluebonnets go to seed on the road edges, late May to early June.
- Email notifications will be sent to owners so all are aware of the work to be done and precautions to be taken in preparation for road work.

### **Open Issues:**

- Gene plans to look at the pavilion parking area this week to see if chip seal would be all that is needed or if road base needs to be put down. The final work scope will be determined after we know what is needed and the associated cost.
- Need to determine if we can use an area near the Morgan Creek ranch gate as a staging area for material/equipment.

## WCR Road work for 2023, r1

Item	Description	Cost
1	Edge work for all roads besides Hampton House to Legacy, Pavilion Road, and Equestrian Way	\$31,705
2	Edge work for road from Hampton House to Legacy	\$8,574
3	Edge work and chip seal Pavilion Road	\$23,520
4	Edge work and chip seal Main Gate apron to RR2341	\$3,782
5	Edge work and chip seal Main Gate to dumpster area	\$21,364
6	Pavilion parking area (yet to be determined)	?
	<b>Total</b>	<b>\$88,945</b>

Notes:

- a. Contractor is Asphalt Paving and Maintenance, LLC - Gene Williams
- b. Edge repair is to be 2 feet wide.
- c. Stone is to be Grade 4 (slightly larger than currently on WCR roads).
- d. Warranty is 1 year.
- e. 50% down payment is required for work to start. Balance due at completion.
- f. Contractor needs a few weeks to begin work.
- g. Work is expected to begin in late May/early June

## Improvement Projects

Owner	Tract	DRB POC	App Date	Project Description	Contractor	Approval	Start	Anticipated Completion	Status
McLelland	WB-8	Lyn	5/19/2021	Septic, drive, utility pad, parking area	Bostic	5/25/2021	5/15/2021	????	In progress
Piechowski	WR-13B	Lyn	10/25/2021	Install pool and deck in back of home	Homeowner	11/1/2021	ASAP	6/1/2023	In progress
Wong	WR-1B-1B	Terry	6/25/2022	Erosion Control	Self & TBD	7/17/2022	7/20/2022	7/1/2023	In Progress
WCR Commons	WCR - Common Area		11/21/2022	Water tank in common area for fire management	Andy Piechowski	1/25/2023	1/1/2023	6/30/2023	in Progress
Meier	MCE-2	Andy	1/3/2023	Well House	Self	1/11/2023	1/15/2023	9/30/2023	In Progress
Meyer	ER-2B	Lyn	4/17/2023	Storage Shed	Self			5/17/2023	Site visit scheduled for 4/25/2023

## New Construction

Owner	Tract	DRB POC	App Date	Contractor	Approval	Start	Anticipated Completion	Status
McLelland	WB-8	Nelda/Lyn			12/13/2012			Exterior rock completed
Cleary	ER-9A	Andy	1/20/2022	Marley Porter (architect)				Site visit conducted. Awaiting owner selection of contractor and completed application
Sarnelli	MCW-6B1	Terry	4/11/2022	CW Designer Homes, Inc.	10/18/2022			Framing complete; windows installed
Kwolek	WR-1B1A	TBD	3/11/2022					Preliminary application only; variance site visit conducted
Krueger	ER 4-A2	Andy	11/7/2022	Currey Builders	1/16/2023			Forms for foundation work in place.
Kelley	WCW-5	Terry	10/9/2022		10/28/2022			Framing begun
Learmonth	WR-5	TBD	11/1/2022					Preliminary application only
Machell	ER1-A1	TBD	1/11/2023	Kingdom Home Services	1/21/2023			Exterior rock completed
Stukuls/Ono	ER-10A	Lyn	3/14/2023	Steve Sopp Construction	4/8/2023			Site preparation

## Debris Pile Variance

Owner	Tract	DRB Point	App Date	Project	Approval	Start	Anticipated Completion	Status
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	
Gray	MCW-7C	Lyn	3/9/2023	Clear Brush	3/15/2023	4/1/2023	9/15/2023	

WOLF CREEK RANCH  
Land Management Report  
4/22/23

**Projects to be completed**

- WB Trail – Mark path with signage (ongoing) Jennifer/Randy/Eliza (Volunteer)
- Oak Tree at Office – Raise canopy Eliza/Jennifer (volunteer)
- Middle Gate – Put in dirt, plant desert Willow and finish rock bed Eliza/Jennifer/Randy (volunteer)
- Hallelujah Hill – Remove 2 dead bushes (False Willow) Eliza/ Ramon
- WB Oak Tree Field – Remove brush pile Eliza/Ramon
- WB Commons at WB – 5A – Remove brush pile Eliza /Ramon
- The Pass – Remove dead Cedar Tree Eliza /Ramon
- Tunnel – Remove dead tree Eliza/ Ramon
- Hampton House - Pick up cut logs Eliza/Ramon
- Lake View Park – Remove cut brush from the new fence project Eliza/Ramon
- Lake View Park - Remove Cedar/Spray cactus for new park area (ongoing) Eliza/Neil/Ramon
- Roadsides – Spray (Pasture Guard) new growth of unwanted brush Jennifer/Randy/Eliza (Volunteer)
- WB Trail Commons – Mow small regrowth of brush and spray with Pasture Guard Eliza/Jennifer (Volunteer)
- Arena Area - Remove very large fallen Oak Tree behind arena (Ongoing) Eliza/Ramon
- Morgan Creek - Remove dead trees Eliza/Ramon
- Commons along RR 2341 - Clean out brush under Oak Trees, Cedar Elms, Mesquite Eliza/Jennifer/Randy (Volunteer)
- Commons along Chestnut Trail Road – Cut brush, Cedars out from under Oak Trees Eliza/Jennifer/Randy (Volunteer)
- Commons across from ER 10-12 – Cut /spray stumps and remove brush 2023 Eliza/Ramon
- Morgan Creek in front of MCE-3 - Remove debris in trees in creek side 2023 Chris & family / Eliza (Volunteers)
- Pasture at the Pass – Reclaim pasture area 2024 Eliza/Ramon
- Tunnel - Thin trees on the downside 2024 Jennifer/Eliza/Ramon
- Commons in front of MCE-3 - Claim new pasture area on East side of ranch 2024 Eliza/Ramon
- Commons on left side of road across from Helipad – Recut brush/remove fallen Oak tree 2024 Eliza/Ramon
- WB Trail Road Commons – Raise canopy and remove dead cedars 2024 Eliza/Ramon
- WB Trail Road Commons – Raise canopy and remove dead cedars 2025 Eliza/Ramon

## Completed Project

Clean pasture at top corner of White Bluff Trail road	1/4/23	Eliza/Randy/Jennifer/Ramon
Work in ditch along WB-9B – Cut brush and spray stumps	1/4/23	Eliza/Ramon
Cut and spray brush along Hallelujah Hill and on upper ledge	1/6/23	Eliza/Ramon
Clean out ditch going up Hallelujah Hill along MCW – 1, 2	1/6/23	Eliza/Ramon
Cut tree limbs above ditch/culvert along AC – 1	1/18/23	Eliza/Ramon
Clean roadsides along AC-1, AC-2 and AC-3	1/18/23	Eliza/Ramon
Clean out Panther Draw	1/18/23	Eliza/Ramon
Clean roadside ER-2/ER-3	1/19/23	Eliza/Ramon
Clean Commons across from ER-5 to ER-10	1/19/23	Eliza/Ramon
Pick up dead cactus along AC-3	1/27/23	Eliza/Jennifer
Middle Gate – Create additional rock bed for Desert Willow	2/7/23	Jennifer/Eliza
WB Trail –Oak Tree field – Cleaned/removed leaves, rocks, cactus	2/13/23	Randy/Eliza
WB Trail – Oak Tree field area & Commons – mowed	2/15/23	Randy/Eliza
WB Trail Project – Park area and start of trail along creek cleaned	3/13/23	Eliza/Jennifer/Ramon
WB Trail Project – Trail cleaned and created	3/14/23	Eliza/Jennifer/Ramon
WB Trail Project – Trail cleaned and created	3/15/23	Eliza/Jennifer/Ramon
WB Trail Project – Trail marked with arrows and signage	4/5/23	Eliza/Jennifer/Randy
Office, Arena, Round pen area – Sprayed	4/11/23	Eliza
Middle Gate, East Gate, Pavilion, Dock area - Sprayed	4/12/23	Eliza
WB Tail Project – Cleared entrance at Marker 11	4/13/23	Eliza/Jennifer/Ramon
Middle Gate – Steel posts at fence corners sealed with primer	4/17/23	Jennifer
Dock lawn and road entrance – Mowed	4/19/23	Eliza
Middle Gate – Steel posts painted black to match gates	4/22/23	Jennifer

Wolf Creek Ranch  
Land Management Projects  
Work by Volunteers

Project #1

Uncle Chestnuts Trail

Location: Commons across from AC-1

Purpose: Creates a nice walking trail

- Provides additional cleared open land for grasses
- Helps with Fire Wise
- Opens the view of the beautiful rock formations

Project #2

Walking Trail (Needs a name)

Location: Commons along the fence line from RR-1 to The Pass

Purpose: Creates a walking trail off the road for people and horses

- Provides a groomed trail to walk
- Helps with Fire Wise
- Provides additional cleared open land for grasses

Remove Cedar Trees/Persimmons from under the Hardwoods

Remove unwanted brush, persimmons, cactus and rocks

Use stump cut treatment method (Remedy/Diesel mixture)

Line the trails with logs, rocks, natural material

### WCR Fencing

The 2023 perimeter fencing was completed in Q1/2023. 2168' of fencing was replaced, extending into HR-3A (Eric and Ruth Dixon) property.

Upright bracing in the two water gaps near the Hampton House were installed and the bottom 3/8" cable was run through them to inhibit any bulls from exiting WCR through the water gap fencing.

### Cattle

Approximately 60 Cows, calves, yearling/young cows/bulls, and the two brood bulls are currently on the ranch. There are quite a few new/not yet weaned calves. There is also one "foreign" bull (turned down horns). Within about 45 days the yearling/young cows and bulls and the "foreign" bull will be culled. WCR is currently on the schedule for this culling, depending on weather and any unforeseen circumstances. With the recent rains the WCR land grasses are sufficient until the culling takes place.



## Dock Report

I would like to get the approval from the board to do the following:

Two gates that can be locked and manually opened.

A few boulders will need to be moved for traffic barriers adjacent to entrance gate to prevent drive arounds

Install sign that marks our subdivision's ownership of property, that is enforceable. Robert came up with some great verbiage for this.

Install single hand rail down ramp way leading to top concrete deck.

Coat the ramp to dock with a rubberized product that I have used. I believe we could get several more years of service from the walkway decking if we do this, and it would be much more pleasing to the eye and cooler to the feet.

Budget \$3,000.00. If I am to go over that amount for the above-mentioned list, I will contact board.

I received a bid for installing the railing and it was over \$4,000.00. I met with Gerald and he has material that he is willing to donate to the project as well as tools, (and design.) My son and I can do rest of work. I am free, but I would figure \$500.00 for Kanton's time on this project.

The guesstimate for the two gates is \$1,730.00, break down below.

Air drill rental \$700.00-3" coring bit/2 days - \$700.00

Drill stem donated by Brother Gerald's bone pile - 0

2-14' gates and hardware - \$500.00

Concrete - \$30.00

Labor(I am free, my son is not) - \$500.00

Sign - \$200.00

Rubberized coating for walk to dock- materials - \$300.00

I am going to make the handrail an immediate priority.

I am blessed that I have two mechanically sound runabouts. I would like to offer to anyone in neighborhood the use of the runabouts. I am attempting to be on the lake several times a week this summer and I would be honored if anyone would take me up on the offer.

On another note, the railing will definitely help several get to the top landing at the waterfront, but it doesn't get folks to the water. I would like to explore the idea of making a drivable path to "beach" area to the east of dock. It would allow an SUV the ability to drive to water's edge. This would be at no expense to the neighborhood.

## MLDP

Property owners, this past harvest season, with the addition of a third hunter was a success. Along with the hunters taking 10 deer, property owners themselves harvested 6 deer. Those property owners who had signed up to have a deer processed received one.

Email has gone out for property owners wishing to join the MLDP program. Nelda will have the required paperwork if interested and sign up is to be completed and turned in to the office by June 5th.