

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

23 September 2023

**Attendees**

Nelda Duff

John Manton

Carol Weathers

Lee Kinard

Steven Grigsby

Kim & Cindy Taniguchi

Tommy Skinner

Bill & Eliza Bishop

Lyn & Pete Mefford

Jennifer Shuta

Rick & Marcie Ramos

Doug Hawthorne

Mike & Chris Burkett

Kay Lester

Mark Poche'

Chis Kelley

**Attachments**

Agenda

Sign-in Sheet

Proxy for Steve Meyers

Treasurer's Report/2024 Proposed

Budget

DRB Report

Maintenance Report

WCR Road Work Report

Cattle & Fence Report

Having confirmed a quorum of directors present to conduct the business of the Association, President Weathers called the meeting to order at 9:00 AM at the Silver Creek Community Center. Carol welcomed all and took roll of the Board members. All present except Steve Meyers.

This meeting was delayed from August to September mainly because of one of the worst heat waves in this area consisting of over 40 days of at least 105° F high temperatures according to the KXAN weather center. This morning I measured 72.1°F before coming to the meeting with an expectation of less than a 100°F high.

Approval of the 23 September 2023 agenda. Cindy so moves and Tommy seconds. Vote by acclamation.

**Member Comments**

Jennifer asked about the incorporation of the ROA.

Bill Bishop asked about the dock lease agreement relative to dock modifications.

Eliza indicated that when ranch facilities like the sign posts and barn are refinished after many years that they should all be the same color and try to retain the original color. She also said that the squirrels are living in the barn retaining wall again which will lead to washout of the soil if not replaced. And the squirrels should be dispatched.

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

23 September 2023

**Items For Action and Discussion**

Approval of BOD meeting minutes from 29 April 2023. Motion made by Lee and second by Steven. Approved by acclamation.

**Committee Reports**

John Manton submitted the Q3 Treasurer's Report (see attached) including the 2024 proposed budget to be voted on in November's meeting.

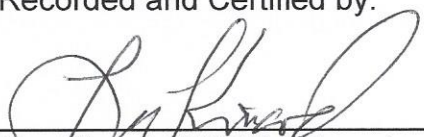
Lyn Mefford reported on the activities of the DRB (see attached). There are 7 homeowners with small improvement projects, 4 new homes under construction and 4 homesites awaiting various approvals before beginning construction.

Eliza Bishop reported on the activities of the Maintenance Committee (see attached).

Mark Stracke was not available, but sent a written report on the cattle and fencing (see attached).

Motion made to adjourn by Tommy and second by Steven. Approved by acclamation. Meeting adjourned at 11:35 pm.

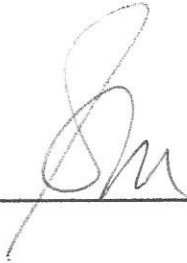
Recorded and Certified by:

  
\_\_\_\_\_  
Lee Kinard, WCROA Secretary

18 Nov. 2023  
\_\_\_\_\_  
Date

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

I, Steve Meyers, hereby appoint Carol Weathers as agent and proxy for purposes of voting in my behalf at the Wolf Creek Ranch Owners Association Board meeting to be held on Saturday, September 23, 2023 upon such business as may properly come before said meeting.



Signature

9-22-23

Date

Steve Meyers  
WCROA Board Director

**This proxy is valid for the September 23, 2023 WCROA Board meeting only.**

# WCROA SIGN-IN SHEET

<b>Project:</b>	Board Meeting	<b>Meeting Date:</b>	September 23, 2023
<b>Facilitator:</b>	Carol Weathers	<b>Place/Room:</b>	Silver Creek Community Center

Name	Name
Nelda Duff	
JOHN MANTON	
LEE KINARD	
Tommy Skinner	
Carol Weathers	
Bill Bishop	
ELIZA BISHOP	
Jennifer Juka	
<del>Doug Hawthorne</del>	
Kim Taniguchi	
Cindy Taniguchi	
Lynn & Pete McFarland	
Rick & Marcie Ramos	
Mike & Chris Burkett	
Kay Lester	
<del>Frank Toche</del>	
CHRIS KELLEY	

**DRAFT AGENDA**  
**WCROA BOARD OF DIRECTORS Meeting**  
**Saturday, September 23, 2023 @ 9:00AM**  
**Silver Creek Fire Hall & Community Center, 101 CR 128, Burnet**

- \* Call Meeting to Order/Confirm Quorum (Roll Call)-Carol Weathers
- \* WCR Attendee Sign-in Sheet and Telephone Records
- \* Approval of September 23, 2023 Draft Agenda for WCROA Meeting
- \* WCROA Member Comments

**ITEMS FOR ACTION and DISCUSSION**

- \* Approve April 29, 2023 WCROA Board of Directors Meeting

**COMMITTEE REPORTS**

- \* Treasurer – John Manton
- \* Design Review Board - Lyn Mefford
- \* Land Management - Eliza Bishop
- \* Roads – Kim Taniguchi
- \* 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 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 motion 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 lighting 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:

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Cynthia Taniguchi, WCROA Interim Secretary

Date

DRAFT

# Wolf Creek Ranch Owners' Association

## Treasurers Report

Q3- Sep 23<sup>rd</sup> 2023

### Overall Financial Condition

Through the end of the 3rd Qtr. of 2023, we continued to be in good financial shape. Spending on Road Resurfacing projects along with reduced D&O insurance costs will 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 – 8/31/2023 (attached)

- **Road Reserve Fund** stands at \$114,128 after the 2023 contribution and draw down for 2023 work
- **Operations –Sustainability (Rainy Day) Fund** \$54,500
- **Contingency Allowance** is \$7,000
- **Three CD's totaling \$170,000** will mature in October

### Statement of Revenue and Expenses – 08/31/2023 (Attached)

- **Fence Section Replacement project** has been completed for 2023. Mark Stracke may have comments.
- **East Gate Water Tank** is in place and functional as of June. Andy Piechowski may have further comments.
- The **Middle Gate** suffered some minor electrical damage to the Exit Loop detector last month creating an issue where a vehicle detection persisted after the vehicle had left the zone, causing the gate to remain open from time-to-time. A spare loop detector replaced the failing unit and the issue appears to be resolved.
- **Dock Repair project** has been completed, **LCRA** requirements have been met and handrails have been completed for easier access to the picnic area. This will be discussed by Chris Pezold.

### 2023 Dues Collection Status:

- 66 Owners are paid in full, 2 Owners are on the Monthly Plan as of 2023-Aug-19

### 2023 Approved Budget as of 08/31/2023

- See attached

### 2024 Pre-Preliminary Budget as of 09/17/2023

- 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 August 31, 2023**

*Assets*

***Current Assets***

Cash-Wells Fargo #3191	\$	85,629.97
PNC Bank Money Market - 49-5040-1615		27,013.81
Wells Fargo/WCROA CD 1379		24,000.00
Wells Fargo/WCROA CD 1361		48,000.00
Wells Fargo/WCROA CD 1353		98,000.00
Annual Dues Receivable		1,396.00

***Total Current Assets*** 284,039.78

***Property and Equipment***

Equipment & Fixtures	\$	2,850.00
Gate Remote Clickers		413.55
Less Accumulated Depreciation		<u>(2,850.00)</u>

***Total Property, Equipment, and Fixtures (See Notes 2 & 3)*** 413.55

***Total Assets*** \$ 284,453.33

***Liabilities and Equity***

***Current Liabilities***

Employment Taxes Payable	\$	586.12
FUTA Payable		42.00
Deferred Revenue		<u>2,700.00</u>

***Total Current Liabilities*** 3,328.12

***Equity***

Capital Maintenance-Road Resurfacing Reserve Fund	\$	114,128.00
Operations-Sustainability Fund		54,500.00
Contingency Allowance		7,000.00
Retained Earnings-Operating Fund		<u>105,497.21</u>

***Total Equity*** 281,125.21

***Total Liabilities and Equity*** \$ 284,453.33

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

	<u>August 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	1,257.00	0.00	1,257.00	-
Operation Sustainability Fund - Sale Assessment	250.00	0.00	250.00	-
Prior Year Carryover	0.00	128,576.00	(128,576.00)	-
Grass Lease	2,000.00	2,000.00	0.00	100.00
Dividend Income	209.62	0.00	209.62	-
Interest Income	35.89	0.00	35.89	-
<b>Total Revenue</b>	<b>\$ 187,352.51</b>	<b>\$ 314,176.00</b>	<b>\$ (126,823.49)</b>	<b>59.63</b>
<b>Operating Expenses</b>				
Wages	\$ 21,413.80	\$ 32,800.00	\$ (11,386.20)	65.29
Payroll Tax Expense	1,638.19	2,500.00	(861.81)	65.53
Futa Expense	42.00	110.00	(68.00)	38.18
Suta Expense	20.70	75.00	(54.30)	27.60
Health Care	395.00	450.00	(55.00)	87.78
Mileage Reimbursement	438.76	500.00	(61.24)	87.75
Contract Labor	637.75	8,250.00	(7,612.25)	7.73
Computer & Internet Expense	647.24	1,200.00	(552.76)	53.94
Insurance Expense	14,343.00	21,000.00	(6,657.00)	68.30
Firewise Expense	8,357.79	10,000.00	(1,642.21)	83.58
Office Expense	569.30	1,100.00	(530.70)	51.75
Bank Charges	12.00	50.00	(38.00)	24.00
Postage & Delivery	189.00	300.00	(111.00)	63.00
Legal & Consulting	892.00	2,000.00	(1,108.00)	44.60
Accounting Fees	3,625.00	4,745.00	(1,120.00)	76.40
Events/Annual Board Meeting	117.45	500.00	(382.55)	23.49
Repairs & Maintenance-Gates	1,652.68	1,200.00	452.68	137.72
Repairs & Maintenance-Dock	791.17	1,000.00	(208.83)	79.12
Repairs & Maintenance-Fences	314.09	500.00	(185.91)	62.82
Repairs & Maintenance-Roads	25.11	2,000.00	(1,974.89)	1.26
Tools, Equipment & Supplies	67.65	300.00	(232.35)	22.55
Repairs & Maintenance-Facilities & Grounds	5,300.92	5,800.00	(499.08)	91.40
Telephone - Office	1,536.18	2,275.00	(738.82)	67.52
Telephone - Gates	1,541.14	2,275.00	(733.86)	67.74
Utilities	3,353.49	5,000.00	(1,646.51)	67.07
Website	0.00	225.00	(225.00)	-
Trash Pick-Up	6,220.16	9,500.00	(3,279.84)	65.48
Groundskeeping	3,444.97	3,500.00	(55.03)	98.43
Wildlife Management	307.01	1,200.00	(892.99)	25.58
Property Taxes	2,609.65	2,600.00	9.65	100.37
Licenses and Permits - Dock	50.00	100.00	(50.00)	50.00

See Accountants' Compilation Report

**Wolf Creek Ranch Owners' Association**

**Actual to Budget Variance Report**

**Income Tax Basis**

**For the Eight Months Ended August 31, 2023**

Lease-Boat Dock	654.93	725.00	(70.07)	90.34
Federal Income Tax Expense	0.00	120.00	(120.00)	-
Road Improvements	52,838.00	105,676.00	(52,838.00)	50.00
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.	15,337.56	22,600.00	(7,262.44)	67.87
<b>Total Operating Expenses</b>	<b>\$ 170,858.59</b>	<b>\$ 272,176.00</b>	<b>\$ (101,317.41)</b>	<b>62.78</b>
<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>	<b>\$ 0.00</b>	<b>\$ 42,000.00</b>	<b>\$ (42,000.00)</b>	<b>0.00</b>
<b>Total Expenses</b>	<b>\$ 170,858.59</b>	<b>\$ 314,176.00</b>	<b>\$ (143,317.41)</b>	<b>54.38</b>

See Accountants' Compilation Report



# WCROA 2024 Proposed Budget

2024 Budget Approved v0.9e 2023-xx-xx

As of: Tuesday, September 19, 2023

COA	Account Description	2023 Budget	2024 Budget	% Change	Inc/(Dec)	Annual \$/WCRPO	Budget Comments
5001	Wages	\$ 32,800.00	\$ 34,405.00	4.9%	\$1,605.00	\$ 505.96	
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	\$ 700.00	40.0%	\$200.00	\$ 10.29	Checked with Nelda D.
5020	Contract Labor	\$ 8,250.00	\$ 8,000.00	-3.0%	(\$250.00)	\$ 117.65	\$25/hr for 325 hours -or- \$20/hr for 400 hours
5025	Computer & Internet Expense	\$ 1,200.00	\$ 1,300.00	8.3%	\$100.00	\$ 19.12	
5030	Insurance Expense	\$ 21,000.00	\$ 15,025.00	-28.5%	(\$5,975.00)	\$ 220.96	Based on 2023 costs + nominal increase of 3%
5040	Firewise Expense	\$ 10,000.00	\$ 2,000.00	-80.0%	(\$8,000.00)	\$ 29.41	
5055	Office Expense	\$ 1,100.00	\$ 1,200.00	9.1%	\$100.00	\$ 17.65	
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	\$ 5,250.00	10.6%	\$505.00	\$ 77.21	Based on Taber & Burnet projected fee increase
5072	Events / Annual Board Mtg	\$ 500.00	\$ 500.00	0.0%	\$0.00	\$ 7.35	
5081	Repairs & Maint. - Gates	\$ 1,200.00	\$ 750.00	-37.5%	(\$450.00)	\$ 11.03	Gates cost are stable unless unexpected lightning or vehicle strikes
5082	Repairs & Maint. - Dock	\$ 1,000.00	\$ 2,000.00	100.0%	\$1,000.00	\$ 29.41	Check with Chris P. **CP says \$2K needed for railings**
5083	Repairs & Maint. - Fences	\$ 500.00	\$ 500.00	0.0%	\$0.00	\$ 7.35	Check with Mark S. **MS says can do with less than \$1K on R&M**
5084	Repairs & Maint. - Roads	\$ 2,000.00	\$ 1,000.00	-50.0%	(\$1,000.00)	\$ 14.71	Check with Kim T & Steve M **KT says \$1K with volunteer on Adams Creek work**
5085	Tools, Equipment & Supplies	\$ 300.00	\$ 300.00	0.0%	\$0.00	\$ 4.41	
5086	Repairs & Maint.- Facilities/Grounds	\$ 5,800.00	\$ 3,250.00	-44.0%	(\$2,550.00)	\$ 47.79	Pavilion electrical, Barn gutters, Hill light repairs and East Gate signage, etc
5090	Telephone - Office	\$ 2,275.00	\$ 2,400.00	5.5%	\$125.00	\$ 35.29	Cost increases
5091	Telephone - Gates	\$ 2,275.00	\$ 2,400.00	5.5%	\$125.00	\$ 35.29	Cost increases
5110	Utilities-All	\$ 5,000.00	\$ 5,000.00	0.0%	\$0.00	\$ 73.53	
5115	Website	\$ 225.00	\$ 325.00	44.4%	\$100.00	\$ 4.78	No 50% off discount available this year. Yet. 2yr plan
5120	Trash Pickup	\$ 9,500.00	\$ 10,000.00	5.3%	\$500.00	\$ 147.06	Contract renegotiated with exception of fuel and tax costs
5210	Groundskeeping	\$ 3,500.00	\$ 4,500.00	28.6%	\$1,000.00	\$ 66.18	Adjust for actual projected expenses for 2024
5220	Wildlife Management	\$ 1,200.00	\$ 1,300.00	8.3%	\$100.00	\$ 19.12	
5300	Property Taxes	\$ 2,600.00	\$ 3,000.00	15.4%	\$400.00	\$ 44.12	
5400	Licenses & Permits - Dock	\$ 100.00	\$ 100.00	0.0%	\$0.00	\$ 1.47	
5600	Lease-Boat Dock	\$ 725.00	\$ 800.00	10.3%	\$75.00	\$ 11.76	
5999	Contingency Allowance	\$ 2,000.00	\$ -	0.0%	(\$2,000.00)	\$ -	Contingency is stable, excess Retained Earnings can supplement if need be.
7000	Federal Income Taxes	\$ 120.00	\$ 110.00	-8.3%	(\$10.00)	\$ 1.62	
8010	Road Fund Reserve Contrib/Withdraw	\$ 40,000.00	\$ 45,000.00	12.5%	\$5,000.00	\$ 661.76	Check with Kim T. & Steve M. ** KT says \$45K needed **
8015	Road Improvements/resurfacing	\$ -	\$ -	0.0%	\$0.00	\$ -	Waiting for 2024 plan from Kim T. & Steve M.
8020	Operations Sustainability Reserve Fund	\$ -	\$ -	0.0%	\$0.00	\$ -	
8025	Dock Repair	\$ 10,000.00	\$ -	0.0%	(\$10,000.00)	\$ -	Check with Chris P. **CP says Railings covered by maint**
8030	Fence Section Replacement	\$ 10,000.00	\$ 10,000.00	0.0%	\$0.00	\$ 147.06	Check with Mark S. **MS says est good**
8050	Cactus Abatement / Land Mgmt.	\$ 22,600.00	\$ 17,000.00	-24.8%	(\$5,600.00)	\$ 250.00	Removed \$2K due to losing grazing lease income, replace if not \$0K?
8051	Hog Abatement	\$ -	\$ -	0.0%	\$0.00	\$ -	
		\$ -	\$ -		\$0.00	\$ -	
	<b>Totals</b>	<b>\$ 208,500.00</b>	<b>\$ 183,600.00</b>		<b>(\$24,900.00)</b>	<b>\$ 2,700.00</b>	<b>BUDGET NOTES:</b>

J. Manton  
Treasurer

Revenue DUES (\$2,700 x 68)	\$ 183,600.00
Revenue Grazing Lease	\$ -
Retained Earnings Allocations	\$ -

2023 Proposed Budget Amendment \$ 183,600.00

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

Only DUES calculated in the budget. Revenue from grazing lease is assumed to be \$0K. If Grazing lease produces additional funds, Board can opt to distribute to other line items such as Land Mgmt, Dock Maint (railings), Fence or Roads maint.

## 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	12/1/2023	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
Meier	MCE-2	Andy	1/3/2023	Well House	Self	1/11/2023	1/15/2023	9/30/2023	Nearing completion
Meyer	ER-2B	Lyn	4/17/2023	Storage Shed	Self			5/17/2023	In Progress
Learmonth	WR-5	Andy	8/5/2023	Install address number sign	Self	8/8/2023	8/10/2023	ASAP	Complete
Machell	ER-1-A!	Lyn	6/2/2023	Install additional rainwater tanks, greenhouse, fencing	Kingdom Home Services	6/12/2023	ASAP	9/30/2023	In progress, Rainwater and greenhouse complete; remainder requires welding and will be weather dependent

## New Construction

Owner	Tract	DRB POC	App Date	Contractor	Approval	Status
McLelland	WB-8	Nelda/Lyn			12/13/2012	Exterior substantially complete
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	Exterior substantially complete
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	Framing in progress
Kelley	WCW-5	Terry	10/9/2022		10/28/2022	Roof on, siding complete, electrical in progress
Learmonth	WR-5	TBD	11/1/2022			Preliminary application only
Machell	ER1-A1	TBD	1/11/2023	Kingdom Home Services	1/21/2023	Complete
Stukuls/Ono	ER-10A	Lyn	3/14/2023	Steve Sopp Construction	4/8/2023	Framing complete; external siding begun
Poche	ER-6A	TBD	9/9/2023	John Morgan Homes, LLC		Site visit scheduled for 9/20/2023

## Debris Pile Variance

Owner	Tract	DRB Point	App Date	Project	Approval	Start	Anticipated Completion	Status
Gray	MCW-7C	Lyn	3/9/2023	Clear Brush	3/15/2023	4/1/2023	9/15/2023	Complete
Bishop	RR-3	Lyn	10/26/2018	Wildlife habitat	11/25/2018	Immediate	Ongoing	
Bishop	RR-3	Lyn	10/26/2018	Wildlife habitat	11/25/2018	Immediate	Ongoing	



WOLF CREEK RANCH  
Land Management Report for Board Meeting 9/23/23  
9/11/23

**Projects to be completed in 2023**

WB Trail Road / Commons – Mow small regrowth of brush and spray with Pasture Guard/Remedy mix	Eliza/Jennifer (Volunteer)
Arena Area - Remove very large fallen Oak Tree behind arena (Ongoing)	Eliza/Ramon
Tunnel – Raise canopy /remove trees hanging in the road	Eliza/Ramon
Purchase Products – Remedy, Pasture Guard, Diesel	Eliza
Commons along RR 2341 - Clean out brush under Oak Trees, Cedar Elms, Mesquite (Ongoing)	Eliza/Ramon
Commons along RR 2341 – Cut and spray brush in pasture area (Ongoing)	Eliza/Ramon
Commons in front of RR1 along RR 2341 – Cut and remove dead trees and brush along fence	Eliza/Ramon
Commons by Office – Cut and remove dead tree in creek	Eliza/Ramon
Commons along Chestnut Trail Road – Cut brush, Cedars out from under Oak Trees	Eliza/Ramon
Commons across from ER 8 -12 – Cut /spray stumps and remove brush	Eliza/Ramon
Commons in front of MCE-3 – Remove Persimmon for pasture land	Eliza/Ramon
Lakeview Park – Spray Cactus	Neil/ Americas Best Pest
Fall Roadside Mowing (King ranch Bluestem)	RCL
Morgan Creek in front of MCE-3 - Remove debris in trees in creek side	2023 Chris & family / Eliza (Volunteers)
Projects carried over from 2023	2024 Eliza/Ramon
Unknown Issues (Storms/Dead Trees/Brush)	2024
Spring Roadside Mowing	2024 RCL
Fall Roadside Mowing	2024 RCL
WCR Roadside Spraying – Spray for weeds for 6’-8’	2024 Neil/Americas best pest
All Pastures – Spring Weed Control Spraying	2024 Neil/ Americas best Pest
Tunnel – Cut trees overhanging road / Thin trees on downside	2024 Eliza/Ramon/Jennifer
Purchase Products – Remedy, Pasture Guard, Diesel	Eliza
Wolf Creek Ranch roads – Raise canopy of Oak Trees	2024 Eliza/Ramon
Office Area – Clean Specimen Oak Trees (Ball Moss)	2024 Eliza/Ramon
Main Field – Clean Mesquite and 3 other trees (Mistletoe)	2024 Eliza/Ramon
Morgan Creek Sides- Remove dead trees	2024 Eliza/Ramon
Pasture at the Pass – Reclaim pasture area	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 (WB -6 thru WB-7)	2024 Eliza/Ramon
WB Trail Road Commons – Raise canopy and remove dead cedars (WB -7 thru WB – 8)	2025 Eliza/Ramon

**Completed Project for 2023**

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
Oak Tree at Office – Raise canopy	5/3/23	Eliza/Jennifer (volunteer)
Middle Gate – Put in dirt, plant desert Willow and finish rock bed	5/8/23	Eliza/Jennifer/Randy (volunteer)
WB Commons at WB – 5A – Remove brush pile	5/6,5/12,5/22	Eliza
Hampton House - Pick up cut logs	5/6,5/12,5/22	Eliza
Roadsides – Spray (Pasture Guard) new growth of unwanted brush to Legacy	5/30/23	Eliza /Bill
Hallelujah Hill – Remove 2 dead bushes (False Willow)	6/6/23	Eliza/ Ramon
WB Oak Tree Field – Remove brush pile	6/6/23	Eliza/Ramon
The Pass – Remove dead Cedar Tree	6/6/23	Eliza /Ramon
Tunnel – Remove dead tree	6/6/23	Eliza/ Ramon
Lake View Park – Remove cut brush from the new fence project	6/6/23	Eliza/Ramon
Lake View Park - Remove Cedar/Spray cactus for new park area (ongoing)	6/6/23	Eliza/Neil/Ramon
White Bluff Trail – Jackhammer 8 holes for posts	6/10/23	Eliza/Ramon

All Wolf Creek Ranch roadsides – Mow weeds/grass for 3'	6/13/23	RCL
All Wolf Creek Ranch roadsides for 6-8"	6/28/23	Americas best Pest (Neal)
Tunnel – Removed limbs on fallen tree	7/24/23	Eliza/Ramon
Hallelujah Hill – Remove dead brush along road	7/24/23	Eliza/Ramon
HR1A by the Pass – Open line of sight/raise canopy	7/24/23	Eliza/Ramon
Chestnut Trail Road – Cut brush and sprayed stumps along the road	7/24/23	Eliza/Ramon
East Gate – Cut bush mesquites and spray stump along RR2341	7/24/23	Eliza/Ramon
WB Trail – Mark path with signage (ongoing)	Completed 8/12/23	Jennifer/Randy/Eliza (Volunteer)
Path to WBT (Bottom Entrance) – Cut and remove fallen large Cedar limb	9/13/23	Eliza/Ramon
Commons in front of RR1 along RR 2341 – Cut and remove dead trees and brush	9/13/23	Eliza/Ramon
Commons by Office – Cut and spray brush in pasture	9/13/23	Eliza/Ramon
Path to Tommy's shed – Cut brush / Raise Oak Tree limbs	9/13/23	Eliza/Ramon



## **WCR Road Work Report**

**23 September 2023 Board Meeting**

**Submitted by Kim Taniguchi**

### **Status:**

- Asphalt Paving and Maintenance advised there was a major error in their proposal from November 2022. The road edge work was included for the length of the roads, but only on one side. A revised quote was submitted on 01 May 2023.
- Updated Road Work summary for 2023 is included with this report which reflects the updated quote.
- Approval to begin work was sent on 11 June 2023.
- Asphalt Paving and Maintenance started work on 02 August 2023.
- Work is still ongoing, although currently APM has run out of gravel and, based on input from their supplier (Delta out of Marble Falls), additional gravel will not be available until mid-October. Delta's current stock is committed and under contract, but if there is additional or extra material available before mid-October they will make it available to APM.

### **Planned Activities:**

- Complete current road work.
- Update the spending/work plan for the remainder of the road work to cover the next several years. Future road work will be scheduled with emphasis on the need for resurfacing vs. age of the road.
- Assess the work required at Adams Creek crossing to clear the culverts and develop a plan to mitigate over-wash that occurs with each heavy rain.

### **Open Issues:**

- Gravel supply is critical. Work is stopped until more is available.

## WCR Road work for 2023, r3

Item	Description	Cost
1	Edge work for all roads west of Morgan Creek	\$59,974
2	Chip seal Pavilion Road (The Pass)	\$20,160
3	Pavilion parking lot - Lay road base as needed, chip seal	\$3,240
4	Chip seal Main Gate entrance from RR2341 to dumpster area	\$22,302
	<b>Total</b>	<b>\$105,676</b>

Notes:

- a. Contractor is Asphalt Paving and Maintenance, LLC - Gene Williams.
- b. Information above is from APM quote 01 May 2023.
- b. Edge repair is to be 1.5 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 lead time to mobilize and begin work.
- g. Work is expected to begin in mid-July after herbicide spraying of road sides is completed.

Rancher removed 24 head of cattle including the turned down horns mean bull and Bisquit who he sold due to age. He will likely come back in Q4 to remove a few 2yr old bulls who were not removed. My best/highest count of cows and calves is 32 at this time, but I know of at least 6 new calves in the last month. Anyone who has a trough, it is appreciated with the dry/absent grass. David is supplementing with liquid feed as well.

That's all.

Mark