

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

August 22, 2024 – Silver Creek Fire Hall & Community Center

Board Member Attendees

Chris Kelley
Carol Weathers
Cindy Taniguchi

Steve Meyers
Steven Grigsby

WCR Property Owner Attendees

Rob Sarnelli
Sarah Sarnelli
Lyn Mefford
Pete Mefford
Bill Bishop
Eliza Bishop
Toni Grigsby
Tommy Skinner
Patti Skinner
Mark Stracke
Gerald McLelland

Terry Stracke
Helen Piechowski
Andy Piechowski
Chris Pezold
Casey Pezold
Randy Lester
Kay Lester
Mike Burkett
Rick Ramos
Jennifer Shuta

Other Attendees

Nelda Duff

Attachments

- Board of Directors Meeting Proxy on behalf of Lee Kinard (Exhibit A)
- Board of Directors Meeting Proxy on behalf of John Manton (Exhibit B)
- Draft Meeting Agenda (Exhibit C)
- Draft Minutes of February 22, 2024 Meeting (Exhibit D)
- Road Work Report (Exhibit E)
- Audit Committee Report (Exhibit F)
- WCROA Treasurer Report (Exhibit G)
- DRB Construction Status List (Exhibit H)
- Land Management Report (Exhibit I)
- WCR Maintenance Report (Exhibit J)
- Fencing and Cattle Report (Exhibit K)
- Managed Land Deer Program Report (Exhibit L)

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 7:00 PM, Thursday August 22, 2024. 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 his absence, Board Member John Manton provided a signed proxy to allow Carol Weathers to vote on his behalf at this meeting (see Exhibit B). In-person attendance was documented via WCROA Sign-In Sheet.

- **Draft Meeting Agenda Review and Approval.**
Carol Weathers asked Board Members if all had reviewed the meeting Agenda and whether there are change recommendations (see Exhibit C). Hearing no change recommendations, a motion was made by Chris Kelley that the draft Agenda be accepted for this meeting. The motion was seconded by Steven Grigsby and passed by unanimous roll call vote.
- **Updates provided by Carol Weathers, President WCROA.**
 - a. Carol announced that Denny Holman, owner of the dock and associated dock property, has agreed to contribute \$1,000 toward recent dock improvements.
 - b. Carol noted that the insurance premium cost to cover the dock has been quoted to increase by \$5,000 this year. This will be discussed in greater detail later in this meeting.
- **Property Owner Comments.**
 - a. Eliza Bishop requested a change be made to the draft minutes of April 27, 2024 whereby a statement under Member Comment, "The Bishops have expressed concern that WCR may have to pay taxes," be amended to "Eliza and Bill Bishop brought up information about the 2022 Tax Return to save the ranch \$8,249. This was \$7,988 for tax payment and \$261 penalty fees." Carol Weathers stated that this change to the April minutes will be noted.
 - b. Jennifer Shuta asked for an update concerning a previous request to consider replacing existing vegetation at the main gate entrance with xeriscape landscaping. Carol Weathers stated that the project is still being looked into, and that she would prefer a professional contractor take on this work due to existing electrical and sprinkler system features already in place at the gate. Current information suggests a cost of around \$20,000 to make this change. There is not a timeline for this project.
 - c. Jennifer Shuta asked whether the camera at the dumpster is working. Carol Weathers stated that this camera is working. There was a "blip" with the camera at the time the donuts were left in the road at the dumpsters, which has since been resolved.
 - d. Bill Bishop asked how frequently the gate contractor codes are cleaned out. Nelda Duff noted that property owners must request that their contractor code(s) be deleted. When a property is sold, Nelda deletes the previous owner code and all others code(s) associated with that owner. Nelda will purge all codes that have not been used in over a year.

Items for Action

- **Review and Approve Draft April 27, 2024 Board Meeting Minutes.**
WCROA Board Meeting Minutes of April 27, 2024 were presented to Board Members for review and approval (see Exhibit D). A motion was made by Chris Kelley to approve the April 27th meeting minutes with inclusion of Eliza Bishop's update request made earlier in this meeting. The motion was seconded by Steven Grigsby and passed by unanimous roll call vote.
- **Review and Approve 2024 WCR Roadwork.**
A presentation of proposed roadwork was made by Steve Meyers (see Exhibit E). Kim Taniguchi, Road Committee Chair, was unable to attend this meeting.

Steve reported that Jim Luther, County Commissioner - Precinct 1, had visited WCR to assist us with evaluating the condition of our roads. Subsequently, Jim asked his road supervisor to also visit with us to offer a second opinion. Both stated that WCR roads are in really good condition, although there are 10 -12 spots that need to have base milling repair and re-topping with chip seal. The roads are also in need of crack sealant work in some places. We have received 4 contractor bids for completing the identified work. Based on identified work areas, approximately \$46,000 - \$50,000 will be needed from the road fund to complete this work. Planned roadwork also includes repaving the entrance to the east and middle gates, inside the middle gate and a short distance on WCR Road near the middle gate and to the west. Going forward, roadwork will be re-evaluated and scheduled annually, as needed. A motion to approve the proposed 2024 roadwork was made by Steven Grigsby. After further discussion, the motion was seconded by Chris Kelley and passed by unanimous roll call vote.

- **Review and Approve 2024 Internal Audit.**

Chris Kelley reported that the WCROA Internal Audit was performed in mid-June (see Exhibit F). Chris verified the process adopted by the 3-person committee for performing the internal audit. There were no discrepancies found in this audit. Sarah Sarnelli, Audit Committee Chair, added that the Committee reviewed several months of detail. Eliza Bishop asked if tax returns could be part of the audit. Carol Weathers commented that tax returns are already being verified. A motion to approve the 2024 Internal Audit was made by Steven Grigsby and seconded by Chris Kelley. The motion was approved by unanimous roll call vote.

Committee Reports

- **Treasurer Report – John Manton.** (See Exhibit G)

In John Manton's absence, the Treasurer Report was highlighted by Chris Kelley. 67 property owners have paid 2024 dues in full, with 1 property owner current with a month-to-month payment plan. Chris announced that the accounting firm used in the past for providing our quarterly statements has been purchased by another accounting firm out of San Angelo. The new firm has transitioned their acquisition to a new software application for processing data and reporting of quarterly statements. A question was raised concerning the details and/or organization presented in the new statements, whereby Chris stated that he will seek clarification from John Manton. Eliza Bishop requested additional information regarding refile of the 2022 tax return. Carol Weathers added that four separate CPAs have provided council regarding payment of taxes by WCROA in 2022 and each has given a different opinion. This is due to vagueness in the tax code that allows for different interpretations. Our CPA will not refile the 2022 tax return, as they do not feel there is error. John Manton will refile, allowing the IRS to determine how to handle the issue. No refund is anticipated at this time.

- **DRB Report – Lyn Mefford.** (See Exhibit H)

WCR has a new move-in, as the Otto home has been completed. Several major construction projects are progressing, with the Bishop's home moving very quickly to completion. The Committee is working on variances for the Bishop's rain water catchment structures. Also, there is a large project (having 2 buildings) for which the owners will be extending their timeline for completion of exterior construction. The Piechowski's pool is completed. Several property owners are working on individual improvements and a few new requests are pending Committee approvals.

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

Eliza brought attention to an update to her report, whereby funds remaining are \$5871 instead of \$6208. Details of 2024 Committee activities, planned and completed, are provided in the attached Exhibit.

- **Maintenance – Nelda Duff.** (Exhibit J)

Nelda reported recurring issues with WCR gates that have recently been resolved. John Manton has been taking care of the gate problems.

- **Cattle and Fence – Mark Stracke.** (Exhibit K)

No work has been done with the excessive heat. When the days are cooler, Mark expects the calves will again be culled. There is a bad section of fencing at the top of White Bluff toward the northeast which can no longer turn cattle. There may be two separate fence sections reworked this year, instead of the usual single stretch.

- **FireWise – Andy Piechowski.** (Exhibit L)

All water storage tanks have been topped off. The top of the hill (near White Bluff) needs clearing of brush – Andy will connect with Eliza Bishop to discuss what might be done to reduce fire hazard. The annual Firewise assessment still needs to be completed and filed. Andy encouraged property owners to pack up and leave if there is ever a fire on or heading toward WCR. In addition, owners should consider downloading the “CodeRED” app to their phone to enhance awareness of emergency situations in our vicinity.

- **Dock – Chris Pezold.**

A contractor will be coming out in a day or two to assess dock improvement needs.

Rick Ramos discussed important insurance issues needing consideration. WCROA currently has 6 insurance coverages areas, including Property, Director and Officer (board members), General Liability, Worker’s Compensation, Volunteer, and Umbrella. General Liability, Property and Umbrella policies each received a non-renewal this year, whereby negotiation of replacement policies were needed. We have received bids and accepted coverage for General Liability and Property policies. The Umbrella policy (which includes the dock) has been quoted, but not yet accepted.

The dock is included in our property deeds as an amenity. The present contract for WCR property owner use of the dock and associated land presently requires \$5,000,000 coverage. The quoted cost for umbrella coverage at this level is \$6,000 annually. The dock/land lease will expire December 31, 2024. Several options are being discussed about our position, including asking Denny Holman for a meeting with a small group of Board members and property owner(s) to discuss positive options for moving forward.

Steven Grigsby motioned to adjourn the meeting, with the motion being seconded by Chris Kelley. A roll call vote of Board Members was had with unanimous agreement to adjourn the meeting at approximately 9:04 PM.

Recorded and certified by:


Cynthia Taniguchi, WCROA Secretary

11-23-24
Date




WCROA SIGN-IN SHEET

Project:	Board Meeting	Meeting Date:	August 22, 2024
Facilitator:	Carol Weathers	Place/Room:	Silver Creek Community Center

Name	Name
① Marta Lopez	Gerald McLelland
Steve Meyers	
Chm Kelley	
Carol Weathers	
Joni Briggsby	
Steven Grigsby	
Jennifer Sluta	
ROB SARNELLI	
SARAH SARNELLI	
Wya & Pete McShora	
Bill & ELIZA BISHOP	
MARK + TERRY STRACKE	
Andy & Helen Piechowski	
Patti + Tommy Skunier	
Chris & Casey Pezold	
Randy + Kay Lester	
MIKE BURKETT	
RICK RAMOS	
Cindy Taniguchi	

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

I, LEE KINARD, hereby appoint CINDY TAYLOR as agent and proxy for purposes of voting in my behalf at the Wolf Creek Ranch Owners Association Board meeting to be held on Saturday, August 22, 2024 upon such business as may properly come before said meeting.


Signature

21 AUG 2024
Date

LEE KINARD Print Name
WCROA Board Director

This proxy is valid for the August 22, 2024 WCROA Board meeting only.

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

I, JOHN MANTON, 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, August 22, 2024 upon such business as may properly come before said meeting.

John E. Manton III
Signature

8/19/2024
Date

JOHN E. MANTON III Print Name
WCROA Board Director

This proxy is valid for the August 22, 2024 WCROA Board meeting only.

DRAFT AGENDA
WCROA BOARD OF DIRECTORS Meeting
Saturday, August 22,2024 @ 7:00PM
Silver Creek Fire Hall & Community Center, 101 CR 128, Burnet

- * Confirm Board Quorum (Roll Call)
- * WCROA Attendee Sign-In Sheet
- * Approval of August 22, 2024 Draft Agenda for WCROA Meeting
- * WCROA Updates – Carol Weathers
- * WCROA Member Comments

ITEMS FOR ACTION

- * Approve April 27, 2024 Draft Minutes
- * Approve 2024 WCR Roadwork
- * Approve Internal Audit of 2023 Financials

COMMITTEE REPORTS

- * Treasurer’s Report - John Manton
- * DRB Report – Lyn Mefford
- * Land Management Report - Eliza Bishop
- * Maintenance – Nelda Duff
- * Cattle and Fence Update – Mark Stracke
- * Firewise - Andy Piechowski
- * Dock – Chris Pezold

Insurance Update – Rick Ramos

- 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

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

27 April 2024

Attendees

Nelda Duff

Carol Weathers

Tommy & Patti Skinner

Lee Kinard

Rob & Sarah Sarnelli

Steve Meyers

Chris Kelley

Rick Ramos

Jennifer Shuta

Bill & Eliza Bishop

Pete & Lyn Mefford

Steven Grigsby

Mark Poche

Attachments

Proxy for Cindy Tanaguchi

Proxy for John Manton

Agenda

Sign-in Sheet

Draft of 27 Jan. Mtg Minutes

Treasurer's Report

DRB Report

Land Mgmt Report

Photos of 4 Road issue areas

WCR Maintenance Report

WCR Road Work Report

MLDP 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. Cindy Taniguchi not present. Steve Meyers proxy. John Manton not present. Carol Weathers proxy. 5 board members present.

Approval of the 27 April 2024 agenda. Vote by acclamation.

Carol stood and acknowledged Tommy Skinner for his many years of service to the WCROA Board of Directors and the Firewise Committee..

Member Comments

Eliza Bishop

- a. Website update needed. Correction list to be provided to Carol.
- b. Photos of alligator cracking provided to the board. See attached.
- c. The Bishops have expressed concern that WCR may have to pay taxes.

Jennifer Shuta

Request that the Board allow a complete redo of the organization and plantings at the main gate. She would like to see xeriscape type plants mainly at the gate to minimize the quantity of water utilized and maintenance required. Jennifer has offered to work along side others who would like to see this project from start to finish. It sounds as if this is potentially a multi-year project and will require a small budget over the period not only for plants, but for new types of materials that may be required.

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

27 April 2024

Items For Action

Carol announced the WCROA election results and welcomed Chris Kelley to the WCROA board of directors

The board then elected officers from the board of directors:

President – Carol Weathers

Vice President – Steven Grigsby

Secretary – Cindy Taniguchi

Treasurer – John Manton

Approval of BOD meeting minutes from 27 January 2024. Approved by acclamation.

Committee Reports

Steve commenting on roads since the Taniguchi's are out of town. The board is not satisfied with the quality of road work done in the past with Gene Williams. His work is the least expensive in this area, but it in the board's opinion the roads have not held up as attested to by Eliza and her attached photos. Consequently Kim Taniguchi is contacting Jim Luther, our precinct commissioner who has several paving contractor contacts and can hopefully direct us to a more capable company. Also, it is hoped that Mr. Luther will visit WCR and help us to evaluate the roads and their conditions.

Rick Ramos on the insurance search. The insurance search by our agent, Josh Ring has not been fruitful yet. There are still areas of our insurance that have no one bidding for our business. Three areas are of major concern:

a. D&O insurance

b. Package insurance

c. Crime, Fraud and Personal insurance

Rick is continuing with Josh to see if maybe an insurance company might be waiting and monitoring events to the last minute.

Lyn Mefford on the DRB – See attached.

Additionally, Lyn would like to gracefully remove herself from the DRB. She has been on the board many years and would like for another person to lead it.

Eliza Bishop on Land Management – See attached.

Nelda Duff on the Maintenance Report – See attached.

Helen Piechowski on the MLDP Report – See attached.

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

27 April 2024

Adjourn at 10:50 am.

Recorded and Certified by:

Lee Kinard, WCROA Secretary

Date



WCR Road Work Report

22 August 2024 Board Meeting

Submitted by Kim Taniguchi

Activity since last report:

- Spot patched adjacent to ER-13A and MCW-7A
- Filled and patched small sink hole at culvert on Hallelujah Hill
- Solicited and received bids for 2024 road work. Bids have been reviewed. Recommendation is in the process of Board review.

Planned Activities:

- Finalize contractor selection and begin work for 2024 road work
- Replace raised pavement markers at low water crossing at ER-6A

Open Issues:

- Need to resolve worker's comp question for contractors
- Awaiting Board go-ahead for 2024 road work



Request for Approval of Wolf Creek Ranch Road Work - 2024

For the 2024 road work on WCR, Steve Meyers and Kim Taniguchi met with Mr. Glen Whitworth, Burnet County Precinct 1 Roads Superintendent, to get input from someone who is intimately familiar with road maintenance. We drove the WCR roads where damage or repair was in question. Mr. Whitworth reviewed the road conditions and indicated where attention should be focused regarding repairs and resurfacing. He also advised how the county would approach certain types of repairs while noting that different contractors may have their own preferences that may or may not be better. It should be noted that participation by Mr. Whitworth is strictly in an unofficial capacity and that any input offered is not to be taken as advice or recommendations from Burnet County.

After this meeting, bids were solicited from five paving contractors, both local and from the Austin area. Bids were received from four contractors. One bidder was disqualified based on technical factors. The remaining three bids were evaluated and then reviewed with Mr. Whitworth.

Based on the quotes and contractor interactions, it was determined that the best approach would be to split the work between two different contractors. One contractor had the best offering for the chip seal repair and resurface work and another for the crack seal work.

Chip seal repair and resurfacing -

Proposed contractor: Luke's Asphalt Paving

Luke's did not quote extensive crack seal work and did not perform a crack survey of the ranch roads.

Crack seal -

Proposed contractor: Alpha Paving Industries

Although Alpha quoted the complete work scope, only the crack seal component is of interest. The road repair and resurfacing in their quote included asphalt work which is substantially more expensive than chip seal. It has been confirmed with Alpha that they are amenable to executing only the crack seal scope. Crack seal is quoted based on an initial survey by the contractor. Usually as the work is performed, additional cracks are discovered/sealed that were not picked up on the original survey, therefore some cost increase is expected for this scope.

In consideration of the above, the total expected cost for the proposed road work is \$50,000. With Board approval, technical and commercial details will be finalized with the above named contractors.

Wolf Creek Ranch Owners' Association

Treasurers Report

Q3- Aug 22nd 2024

Overall Financial Condition

Through the end of the 2nd Qtr. of 2024, we continued to be in good financial shape.

CPA's Statement of Assets, Liabilities and Equity – 7/31/2024 (attached)

- **Road Reserve Fund** stands at \$159,128 currently
- **Operations –Sustainability (Rainy Day) Fund** \$54,500
- **Contingency Allowance** is \$7,000
- **CD Ladder will mature** September 12th 2024

Statement of Revenue and Expenses – 07/31/2024 (Attached)

2024 Dues Collection Status:

- 67 Owners are paid in full, 1 Owner is on the Monthly Plan

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

Wolf Creek Ranch Owners' Association
Statement of Assets, Liabilities, and Equity - Tax Basis
As of July 31, 2024

ASSETS

Current Assets

Checking/Savings

1102 · Cash-Wells Fargo #3191	\$	28,698.63
1106 · PNC Bank Money Market - 1615		117,031.66

Total Checking/Savings		<u>145,730.29</u>
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Accounts Receivable

1200 · Dues Accounts Receivable		1,885.00
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Total Accounts Receivable		<u>1,885.00</u>
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Other Current Assets

1109 · Wells Fargo/WCROA CD 2113		22,171.25
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1110 · Wells Fargo/WCROA CD 6809		44,342.50
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1111 · Wells Fargo/WCROA CD 6817		88,685.00
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Total Other Current Assets		<u>155,198.75</u>
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Total Current Assets		302,814.04
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Fixed Assets

1300 · Equipment & Fixtures		2,850.00
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1320 · Gate Remote Clickers		273.55
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1400 · Accumulated Depreciation		(2,850.00)
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Total Fixed Assets (See Notes 2 & 3)		<u>273.55</u>
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TOTAL ASSETS		<u><u>\$ 303,087.59</u></u>
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LIABILITIES & NET ASSETS

Liabilities

Current Liabilities

Other Current Liabilities

2300 · Employment Taxes Payable	\$	604.85
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2330 · FUTA Payable		42.01
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Total Other Current Liabilities		<u>646.86</u>
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Total Current Liabilities		<u>646.86</u>
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Total Liabilities		646.86
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Net Assets

3000 · Operating Fund		(27,284.46)
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3010 · Cap Maint-Road Resurf Res Fund		159,128.00
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3020 · Operations-Sustainability Fund		54,500.00
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3045 · Contingency Allowance		7,000.00
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Net Income		109,097.19
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Total Net Assets		<u>302,440.73</u>
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TOTAL LIABILITIES & NET ASSETS		<u><u>\$ 303,087.59</u></u>
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Wolf Creek Ranch Owners' Association
Actual to Budget Variance Report
Tax Basis
For the Seven Months Ended July 31, 2024

	<u>July 31, 2024</u>	<u>Annual Budget</u>	<u>Variance</u>	<u>Percent of Budget Line Item</u>
Ordinary Income/Expense				
Income				
4000 · Annual Dues Assessments	\$ 183,600.00	\$ 183,600.00	\$ -	100.00
4002 · Handling Fee & Late Fees	971.00	-	971.00	-
4004 · Prior Year Carryover	-	12,862.00	(12,862.00)	-
4005 · Grass Lease	2,000.00	2,000.00	-	100.00
4015 · Dividend Income	191.88	-	191.88	-
4020 · Interest Income	16.95	-	16.95	-
4025 · Miscellaneous Income	100.80	-	100.80	-
Total Income	186,880.63	198,462.00	(11,581.37)	94.16
Expense				
5001 · Wages	19,829.10	34,405.00	(14,575.90)	57.63
5010 · Payroll Tax Expense	1,516.94	2,500.00	(983.06)	60.68
5011 · Futa Expense	42.01	110.00	(67.99)	38.19
5012 · Suta Expense	22.50	75.00	(52.50)	30.00
5014 · Health Care	-	450.00	(450.00)	-
5015 · Mileage Reimbursement	379.75	700.00	(320.25)	54.25
5020 · Contract Labor	1,160.00	8,000.00	(6,840.00)	14.50
5025 · Computer & Internet Expense	615.46	1,600.00	(984.54)	38.47
5030 · Insurance Expense	12,296.45	15,025.00	(2,728.55)	81.84
5040 · Firewise Expense	102.51	2,000.00	(1,897.49)	5.13
5055 · Office Expense	349.34	1,200.00	(850.66)	29.11
5056 · Bank Charges	-	50.00	(50.00)	-
5065 · Postage & Delivery	8.73	300.00	(291.27)	2.91
5069 · Legal & Consulting	53.00	2,000.00	(1,947.00)	2.65
5070 · Accounting Fees	4,243.12	5,250.00	(1,006.88)	80.82
5072 · Events/Annual Board Meeting	112.92	500.00	(387.08)	22.58
5080 · Repairs & Maintenance-General	-	-	-	-
5081 · Repairs & Maintenance-Gates	1,058.37	962.00	96.37	110.02
5082 · Repairs & Maintenance-Dock	-	2,000.00	(2,000.00)	-
5083 · Repairs & Maintenance-Fences	-	1,100.00	(1,100.00)	-
5084 · Repairs & Maintenance-Roads	61.83	1,000.00	(938.17)	6.18
5085 · Tools, Equipment & Supplies	-	300.00	(300.00)	0.00
5086 · R & M-Facilities & Grounds	5,907.53	12,600.00	(6,692.47)	46.89
5090 · Telephone - Office	1,334.52	2,400.00	(1,065.48)	55.61
5091 · Telephone - Gates	1,338.91	2,400.00	(1,061.09)	55.79
5110 · Utilities	2,904.86	5,000.00	(2,095.14)	58.10
5115 · Website	-	325.00	(325.00)	-
5120 · Trash Pick-Up	5,552.97	10,000.00	(4,447.03)	55.53
5210 · Groundskeeping	775.00	5,100.00	(4,325.00)	15.20

See Independent Accountants' Compilation Report

Wolf Creek Ranch Owners' Association
Actual to Budget Variance Report
Tax Basis
For the Seven Months Ended July 31, 2024

5220 · Wildlife Management	-	1,300.00	(1,300.00)	-
5300 · Property Taxes	2,552.70	3,000.00	(447.30)	85.09
5400 · Licenses and Permits - Dock	65.84	100.00	(34.16)	65.84
5600 · Lease-Boat Dock	570.32	800.00	(229.68)	71.29
7000 · Federal Income Tax Expense	-	110.00	(110.00)	-
8010 · Road Resurfacing Reserve	-	45,000.00	(45,000.00)	-
8030 · Fence Section Replacement	-	10,000.00	(10,000.00)	-
8050 · Cactus Abatement/Land Mgmt.	14,928.76	20,800.00	(5,871.24)	71.77
Total Expense	<u>\$ 77,783.44</u>	<u>\$ 198,462.00</u>	<u>\$ (120,678.56)</u>	<u>39.19</u>

See Independent Accountants' Compilation Report

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	Complete
Wong	WR-1B-1B	Terry	6/25/2022	Erosion Control	Self & TBD	7/17/2022	7/20/2022	7/1/2023	In progress
Wong	WR-1B-1B	Terry	1/8/2024	Add rainwater and well water storage tanks	A&W Water Well Service	1/12/2024	1/25/2024	5/31/2024	Complete
Saenz	ER-2A1	Lyn	2/28/2024	Add signage to drives on property	Self & Railhead Spur	3/3/2024	3/5/2024	5/31/2024	Nearing completion
Mefford	WB-3	Andy	8/10/2024	Add paver walkway to guesthouse	System Pavers	Pending	8/26/2024	9/30/2024	Pending final approval
Sarnelli	MCW-6 B1	Andy	8/12/2024	Add paver entrance to home	Chris Ward	Pending	9/15/2024	9/30/2024	Pending final approval

New Construction

Owner	Tract	DRB POC	App Date	Variance	Contractor	Approval	Start	Anticipated Completion	Status
McLelland	WB-8	Nelda/ Lyn				12/13/2012			Exterior substantially complete
Krueger	ER 4-A2	Andy	11/7/2022		Currey Builders	1/16/2023		1-Oct-24	Exterior of home substantially complete with exception of landscaping, walkways, etc.
Learmonth	WR-5	TBD	11/1/2022						Preliminary application only
Stukuls/Ono	ER-10A	Lyn	3/14/2023		Steve Sopp Construction	4/8/2023		Jun-24	Move in date 8/24/2024
Poche	ER-6A	TBD	9/9/2023		John Morgan Homes, LLC	10/11/2023		Dec-24	Exterior of home substantially complete with exception of landscaping, walkways, etc.
Bishop	RR-3	Lyn	2020/2024	Yes, for rainwater storage tank	John Allman	3/3/2024	3/5/2024	Dec-24	Exterior of home substantially complete with exception of landscaping, walkways, driveway, etc.

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	

Wolf Creek Ranch Owners Association

Land Management Report 8/19/2024

Remaining Balance for 2024:

Land Management for 2024	\$ 6,208
Firewise for 2024	\$ 1,800

List of Projects for 2024

Burn Brush – burn large brush pile by Morgan Creek from Spring 2024	Fall 2024	Eliza/Jennifer/Andy/Ramon
Burn Brush – burn large brush pile by Morgan Creek from Fall 2024	Fall 2024	Eliza/Jennifer/Andy/Ramon
Commons along RR 2341 – Cut and spray (Remedy/Diesel) White Brush, Agarita, Persimmon, Catclaw		Eliza/Ramon
Commons along RR 2341 – (Front of RR-1) – Cut and remove dead trees and brush along fence	Fall 2024	Eliza/Ramon
Commons – front of WB 6-7 – Remove brush/ raise canopy of cedars/remove dead trees		Eliza/Ramon
Commons – front of WB5 – Remove brush/raise canopy/remove dead trees	Fall - Firewise project for 2024	Eliza/Ramon
Commons – (front of MCE-3) – Cut and spray (Remedy/Diesel) Persimmon for additional pastureland		Eliza/Ramon
Main Field – Spray Mistletoe in trees/Cut out	Fall 2024	America’s Vest - Neil
Office Area – Clean Ball Moss out of Oak Trees	Fall 2024	Eliza/Ramon
Commons – (Left side of Helipad) – Cut and spray (Remedy Diesel) to reclaim pasture area		Eliza/Ramon
Commons – (Across from ER – 11 & 12) – Reclaim / Cut and spray (Remedy/Diesel) White brush, Agarita, Persimmon		Eliza/Ramon
Tunnel – Cut trees overhanging road / thin trees on the downside		Eliza/Ramon/Jennifer
Lake view Park – Remove dead cactus / move rocks / cut and spray (Remedy/Diesel) brush	Fall 2024	Eliza/Jennifer/Randy
WB Trail – spray regrowth of brush and bramble with Pasture guard		Eliza/Jennifer/Randy
Morgan Creek –Remove dead trees caught along creek and in trees		Eliza/Ramon
Commons along ALL roadsides – Cut, spray stump and remove brush/raise canopy	Fall 2024	Eliza/Ramon

Dumpster area – Spray herbicide	ASAP	Eliza
Tommy’s Shed area – Raise canopy of Oak Tree	Fall 2024	Eliza/Ramon
Office area – Oak Tree limbs – Raise Canopy? Saddle for limbs? Signage? Board Decision	Discuss at Board Meeting	Board of Directors
White Bluff Road – Remove vines out of Oak Tree		Eliza/Ramon
Commons on WB -5 – Clean specimen Oak Tree	Fall 2024	Eliza/Ramon
Commons along 2341 in front of AC-4 – Remove brush/raise canopy of trees		Eliza/Ramon
Pavilion – Raise canopy of Oak Tree over hanging road	Fall 2024	Eliza/Ramon
Pavilion – Remove dead tree	Fall 2024	Eliza/Ramon
White Bluff Trail Road – across from WB-9 – Remove very large dead Cedar Elm		Eliza/Ramon

Work Completed

Commons by burn pile – Clean Mesquite Trees (lower and dead branches)	1/6/24	Eliza/Ramon
Burn Brush – burn large brush pile by Morgan Creek	1/6/24	Eliza/Jennifer/Andy/Ramon
Commons along Chestnut Trail – Cut brush, trees under Oak Tree Canopy’s	1/18, 1/19/24	Eliza/Ramon
Commons along RR 2341 (RR-1) – Clean out brush under Oak Trees, Mesquites, Cedar Elms	1/19/24	Eliza/Ramon
Picked up cut brush from work done on 1/19/24 and take to burn pile (1 load)	1/21/24	Eliza
Picked up cut brush from work done on 1/19/24 and take to burn pile (3 loads)	1/31/24	Eliza
Picked up cut brush from work done on 1/19/24 and take to burn pile (1 load)	2/1/24	Eliza
Picked up cut brush from work done on 1/19/24 and take to burn pile (1 load)	2/2/24	Eliza
Commons across from RR-1 – Remove cut brush	2/1, 2/2/24	Eliza
Middle Gate – Mow and clean, spray herbicide around kiosk	2/9/24	Eliza/Jennifer
Commons WB 6-8 – Cut White brush /spray stumps raise cedar canopy/ remove dead cedars	2/19/24	Eliza/Ramon
Commons WB 6-8 – Cut White brush /spray stumps raise cedar canopy/ remove dead cedars	2/20/24	Eliza/Ramon
Commons WB 7-8 – Cut and spray regrowth (Remedy/Diesel or PastureGard)	2/26/24	Eliza/Jennifer
Roads – Spot treat weeds in roads (as needed and ER 10-12 per request of Nelda)	3/6/24	Eliza
Barn Area/Dumpster/Round pen Arena – Spray edges with weed/grass control	3/23/24	Eliza

Commons across from WB-9 - Cut & remove 1 large Cedar Elm and 2 dead cedars	4/16/24	Eliza/Ramon
Commons across from RR-1 – Cut & remove 1 very large Oak Tree / Firewood provided	4/16/24	Eliza/Ramon
Commons across from RR-1 - Final clean of Oak tree Rake debris and take to burn pile	4/16/24	Eliza
Pasture at the Pass – Cut and Spray (Remedy/Diesel) brush and cactus	4/22/24	Eliza/Ramon
Oak Trees by Office – Raise canopy on Easement side	4/22/24	Eliza/Ramon
Creek by Office – Cut and remove dead trees	4/22/24	Eliza/Ramon
Commons by office – raise canopy of Mesquite	4/22/24	Eliza/Ramon
Road to dumpsters- Raise canopy of trees	4/22/24	Eliza/Ramon
Road along AC-3 – Raise tree canopy	4/22/24	Eliza/Ramon
Arena Area – cut and remove very large dead Oak Tree	4/24/24	Ramon
Commons – (Across from WB-6 - 8) – Cut and spray (Remedy/Diesel) White brush, dead cedars	2/19, 2/20, 4/16,4/22/24	Eliza/Ramon
Roadsides – Spray herbicide for weeds growing in the roads	5/10/24	Eliza/Jennifer
Roadsides – Spray roadsides with herbicides on road edges to 1 ‘ (Middle gate to Pavilion and back to the Pass)	5/14/24	Eliza/Bill
Roadsides – Spray roadsides with herbicides on road edges to 1 ‘ (Middle gate to Cul de sac on WB road)	5/17/24	Eliza/Bill
Roadsides – Spray roadsides with herbicides on road edges to 1 ‘ (WB-1 to Office, dumpster to AC-1)	5/18/24	Eliza/Bill
Roadsides – Spray roadsides with herbicides on road edges to 1 ‘ (Panther Draw to Legacy and back to Snyder)	5/19/24	Eliza/Bill
Roadsides – Spray roadsides with herbicides on road edges to 1 ‘ (Barron to Middle Gate, Pass to panther Draw,)	5/20/24	Eliza/Bill
Roadsides – Spray roadsides with herbicides on road edges to 1 ‘ (Snyder to the Pass, Chestnut Trail Road)	5/20/24	Eliza/Bill
Commons – Spray weed control by Tommy’s shed, WB Trail to the Park, WB roadsides	5/21/24	America’s Best – Neil
Middle gate – Mow, clean beds	5/23/24	Eliza/ Jennifer
All Roadsides – Spray for weed control 6’ to 8’	5/22,5/24/24	America’s Best – Neil
Commons – (All Pastures and grazeable areas) Spray for weed control	5/25/24	America’s Best – Neil
East Gate – Mow, clean beds	6/3/24	Eliza
Spray herbicide – Pavilion and parking lot, Middle gate kiosk and road edges, East gate kiosk	6/7/24	Eliza
Spray herbicide – Main gate/ Office, Mail box area anmd walkway to the Helio pad	6/8/24	Eliza
Field at Main Gate – Spray with Plateau (Fall)	6/13/24	America’s Best – Neil
Roadsides – AC-3 - Picked up cut Mesquite logs and took to brush pile area, Cut regrowth of brush under Oak Trees	7/14/24	Eliza

Middle gate – Mow/ Clean

8/4/24

Eliza/Jennifer

Land Management Committee

Eliza Bishop (Chair) 713-385-9389

Randy Lester

Jennifer Shuta 859-512-4170

WCR Maintenance Report

August 22, 2024 WCROA Board Meeting

Nelda Duff, Ranch Manager

Main/Middle Gates Master Control Board at **Main-Gate** and Slave Control Board at **Middle-Gate** have been replaced. These boards have long been responsible for random/annoying improper Open/Close failures.

Main/East Gates Battery Backup systems have failed batteries located during periodic testing (8/15/2024), replacement batteries have been ordered. **East-Gate** system has been corrected as of 8/18/2024 with new battery.

Facilities/Grounds

- Office A/C not cooling, ants invaded contactor, replaced with spare contactor.
- Office A/C developed a huge issue where Heating ran with Cooling. Old wiring short.
- Office A/C problem with 20+ year old mains circuit breaker tripping. Replaced breaker.
- Replace WCR trailer bed
- Replace WCR trailer damaged light
- Misc. maintenance

Cattle and Fence Report

August 22, 2024 Board Meeting

Mark Stracke

Cattle: All good with the cattle and anticipate another cull in Q4 when the weather temps improve.

Fence: Planning on annual fence work in Q4. Examining which areas to concentrate on or to just continue with perimeter. Considering replacing the front pasture fencing on sides and the fence section on White Bluff Road from the first gate to Sid Evan's good fence. Then continuing with perimeter fencing from where we left off last year approaching the Dixon's land.

8/18/24

Firewise Report:

The 5 Fire Dept water supply tanks were topped off recently.

I meet with Eliza regarding using \$1800 of remaining 2024 Firewise budget to have brush cut under power lines on North Side of White Blue Trail to reduce fuel load and allow FD access in case of emergency.

I recently reached out to the Texas Forest Service (TFS) regarding 'a new Risk Assessment' needed for the annual Firewise renewal. I will be following up in the near future when they get back to me.

A reminder that fuels are drying out quick with the triple digit temperatures and no rain. I ask everyone to Please be Careful with open burning, parking vehicle over grass/weeds etc. Even though there Isn't yet a Burn Ban, please Don't burn. For the newer residence and a reminder for those who are not, we live in a beautiful part of the Hill Country but we have have to also understand the Limited Access we have and limited water sources and High Fire danger possible.

I'll be putting together an email to have Nelda send to all owners with further details regarding actions that can be taken regard wild fires.

I am looking for someone to take the Chairman position of the Firewise Committee. I have not had time to fill the position as it should be and I see having less time in the future due to other Volunteer commitments. It is not a real demanding position but more could be done by someone with have more time than I.

I would be willing to remain on the committee to assist as needed.

Andy Piechowski
WCR Firewise Chair.