

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

27 January 2024

Attendees

Nelda Duff
John Manton
Kim & Cindy Taniguchi
Carol Weathers
Tommy & Patti Skinner
Lee Kinard
Mark & Terry Stracke
Sarah Sarnelli

Steve Meyers
Helen & Andy Piechowski
Bill & Eliza Bishop
Andy Gray
Joseph Dindinger
Mike Burkett
Steven Grigsby

Attachments

Agenda
Sign-in Sheet
Draft of 18 Nov. Mtg Minutes
Fines & Enforcement Document
Treasurer's Report

DRB Report
Land Mgmt Report
WCR Maintenance Report
WCR Road Work Report
WCR Dock 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.

Approval of the 27 January 2024 agenda. Tommy so moves and Cindy seconds. Vote by acclamation.

Carol began a discussion on the 8 April eclipse and John explained that he had attended meetings with the local emergency services district who are preparing for thousands of viewers to Burnet Co. during that weekend and days after.

There was also a short discussion about a guy in a black pickup (not a WCR owner) soliciting paving work inside WCR gates.

Also, for information, the WCR election process begins 12 February.

Member Comments

Eliza Bishop

- a. Website update needed.
- b. Poor road conditions.
- c. Cattle lease not being followed.

Terry Stracke – Noticed a house on the ranch with all lights on all night.

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

27 January 2024

Items For Action

Approval of BOD meeting minutes from 18 November 2023. Motion made by John and second by Cindy. Approved by acclamation.

Discuss and appoint DRB committee members. Motion made by Steve Meyers and 2nd by John. Approved by acclamation.

Discuss and appoint LMC committee members. Motion made by Steve Meyers and 2nd by Lee. Approved by acclamation.

Review and approve 2023 Retained Earnings Allocations as reflected in the 2024 Budget. Motion by Lee and 2nd by Tommy. Approved by acclamation.

Final approval of Fines and Enforcement of Covenant Violations Policy. Motion by Steve and second by Tommy. Approved by acclamation. See attached.

Discussion of Helipad improvements led by Andy Piechowski

Committee Reports

John Manton submitted the 27 January 2024 Treasurer's Report. (see attached)

Andy Gray reported on the activities of the DRB (see attached). Andy reported that small eclipse cattle signs will be posted around the time of the eclipse. The DRB is also reviewing the possible necessity of other signage on the ranch such as "No Parking" at the water tanks since some contractors have been observed doing such.

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

Nelda reported on the Maintenance for the Ranch (see attached).

Kim Taniguchi reported on the WCR Road Work (see attached).

Mark Stracke reported on the Cattle and Fencing Committee. The cost of fencing has increased from \$2.95/ft to \$3.95/ft. Which has caused less lineal footage to be repaired/improved each year. Additionally, the Adams Creek water gap is in need of repair/rework.

Chris Pezold submitted a report on the Dock through John Manton. (see attached). Current major effort is continued clearing brush, etc. around the dock area.

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

27 January 2024

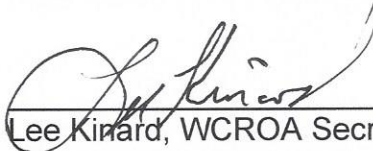
Andrew Piechowski reported on the Firewise Committee to let everyone know that the Red Box on each gate is for Emergency Services people to be able to open any gate quickly and easily. The ESD person simply opens the door on the box and the gate opens and stays open until the door is closed again.

Helen Piechowski reported on the Managed Land Deer Program.

Rick Ramos was not available today, but the BOD voted to renew the WCR insurance. Motion made by Steven Grigsby and 2nd by Tommy. Vote by acclamation.

Motion made to adjourn and second . Approved by acclamation. Meeting adjourned at 11:00 am.

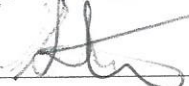
Recorded and Certified by:


Lee Kinard, WCROA Secretary

28 April 2024
Date

WCROA SIGN-IN SHEET

Project:	Board Meeting	Meeting Date:	January 27, 2024
Facilitator:	Carol Weathers	Place/Room:	Silver Creek Community Center

Name	Name
Nelda Duff	
JOHN MANTON	
Kim + Cindy Taniguchi	
Carol Weathers	
Patti Skinner	
LEE KINARD	
Terry Stracke	
mark Stracke	
SARAH SARNELLI	
Steve Hughes	
Helen Piechowski	
Andy Piechowski	
Bill & ELIZA BISHOP	
ANDY GRAY	
Joseph Dindinger	
MIKE BURKETT	
	

DRAFT AGENDA
WCROA BOARD OF DIRECTORS Meeting
Saturday, January 27, 2024 @ 9:00AM
Silver Creek Fire Hall & Community Center, 101 CR 128, Burnet

- * Confirm Board Quorum (Roll Call)
- * WCROA Attendee Sign-In Sheet
- * Approval of January 27, 2024 Draft Agenda for WCROA Meeting
- * April 8, 2024 Solar Eclipse Update
- * WCROA Member Comments

ITEMS FOR ACTION

- * Approve November 18, 2023 Draft Minutes
- * Discuss and appoint Design Review Board committee members including naming the Chair and Vice Chair
- * Discuss and appoint Land Management Committee members including naming the Chair
- * Review and approve 2023 Retained Earnings Allocations to be reflected in the 2024 Budget
- * Final Approval of WCROA Fines and Enforcement of Covenant Violations Policy
- * Discuss Helipad Improvements – Andy Piechowski

COMMITTEE REPORTS

- * Treasurer's Report - John Manton
- * DRB Report – Lyn Mefford
- * Land Management Report - Eliza Bishop
- * Maintenance – Nelda Duff
- * Road Work – Kim Taniguchi
- * Cattle and Fence Update – Mark Stracke
- * Dock – Chris Pezold
- * Firewise - Andy Piechowski
- * MLDP – Helen Piechowski
- * Insurance – 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

18 November 2023

Attendees

Nelda Duff
John Manton
Carol Weathers
Mark Poche'
Mark & Terry Stracke
Lee Kinard
Kim & Cindy Taniguchi

Bill & Eliza Bishop
Lyn & Pete Mefford
Andy Gray
Joseph Dindinger
Mike Burkett
Steve Meyers

Attachments

Agenda
Sign-in Sheet
Proxy for Steven Grigsby
Draft of 23 Sept. Mtg Minutes
Proposed Budger for 2024
2024 Dues Payment Plan
Fines & Enforcement Document

Grazing Lease
DRB Report
Maintenance Report
WCR Road Work Report
Land Management Report
Treasurer's Report-Q3

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 Steven Grigsby (working) and Tommy Skinner (ill).

Approval of the 18 November 2023 agenda. Cindy so moves and Steve seconds. Vote by acclamation.

Member Comments

Items For Action and Discussion

Each of the items for approval are represented by attachments to this document.

Approval of BOD meeting minutes from 23September 2023. Motion made by John and second by Cindy. Approved by acclamation.

Approval of 2024 Budget. Motion by Cindy and second by Steve. Approved by acclamation.

Approval of Dues Payment Plan. Motion by Steve and second by Lee. Approved by acclamation.

Approval of Fines and Enforcement of Covenant Violations Policy. Motion by John and second by Steve. Approved by acclamation.

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

18 November 2023

Approval of Grazing Lease with the addition of the termination year of 2026.
Motion by Cindy and second by Steve.

Approval of the 2024 WCR Board Meeting Dates. Motion by Cindy and second by John. This list is shown on the Agenda for this meeting.

Committee Reports

John Manton submitted the 18 Nov. Treasurer's Report (see attached).

Lyn Mefford reported on the activities of the DRB (see attached). Lyn reported that the Sarnelli family is moving into their new home next door to the Stracke family.

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

Nelda reported on the Repairs & Maintenance for the Ranch (see attached).

Kim Taniguchi reported on the WCR Road Work (see attached).

Mark Stracke reported on the Cattle and Fencing Committee.

Helen Piechowski was not available but sent a verbal report on the Managed Land Deer Program.

Motion made to adjourn by John and second by Cindy. Approved by acclamation. Meeting adjourned at 10:45 am.

Recorded and Certified by:

Lee Kinard, WCROA Secretary

Date

Wolf Creek Ranch Owners' Association

Treasurers Report

Q1 - Jan 27th 2024

CPA's Statement of Assets, Liabilities and Equity – 12/31/2023 (attached)

- **Cash (Operating fund, MM) \$41,760**
- **Road Reserve** stands at \$114,128 (This is mostly contained within the 3 CD's listed below)
- **Operations –Sustainability (Rainy Day) \$54,500** (This is mostly contained within the 3 CD's listed below)
- **Contingency Allowance** is \$7,000
- **Three CD's totaling \$155,198** will mature in 7 months (\$88K, \$44K, \$22K opening amounts)

Statement of Revenue and Expenses – 12/31/2023 (Attached)

- **Excess Retained Earnings** reported as \$17,715 (actual is \$17,362 after removal of property etc.)
- **Retained Earnings also includes the following:**
 - **Under-spend TOTAL in 2023 Budget of \$9,210** [accounts under by \$500 or more listed below]
 - **Insurance \$6337, Contract Labor \$3225, R&M Roads \$1866, Legal \$758**
 - **Over-Spends in 2023 Budget of \$5516** [over 15 accounts, averaging \$368]
 - **Interest earned by 3 previous matured CD's of \$2,990**

2024 Board Decision on Additional Budget Allocation Suggestions:

- **\$17,362 Retained Earnings - \$4,500 Startup funds = \$12,862 for 2024 Budget Allocations**
- \$9,150 Added to Facilities & Grounds projects (COA# 5086 -- \$12,600)
 - Main/East Gate Lights, Swing-Gate painting, Gate surge protection, East Signage, Ranch signage repairs, Main gate wall repairs, Main Gate landscaping/plants, irrigation repairs, etc.
- \$2,000 Added to Land Mgmt. & Cactus Abatement (COA# 8050 -- \$20,800)
- \$600 Added to Grounds Keeping (COA# 5210 -- \$5,100)
 - Cost increases, mowing/shredding
- \$600 Added to R&M Fences (COA# 5083 -- \$1,100)
 - Water gap repairs, misc. fence repairs, Pasture fence repairs/electric fence extension
- \$300 Added to Computer & Internet (COA# 5025 -- \$1,600)
 - Anti-Virus, Adobe
- \$212 Added to R&M Gates (COA# 5081 -- \$962)
 - Gate Operator Control Board Surge protection, communication link repairs

2024 Dues Collection Status:

- **28** Owners are paid in full, **1** Owner is on the Monthly Plan as of 2024-Jan.

2024 Approved Budget as of 11/18/2023 (without additional Allocations added)

- 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 December 31, 2023

Assets

Current Assets

Cash-Wells Fargo #3191	\$	14,746.07
PNC Bank Money Market - 49-5040-1615		27,014.71
Wells Fargo/WCROA CD 2113		22,171.25
Wells Fargo/WCROA CD 6809		44,342.50
Wells Fargo/WCROA CD 6817		88,685.00

Total Current Assets 196,959.53

Property and Equipment

Equipment & Fixtures	\$	2,850.00
Gate Remote Clickers		353.55
Less Accumulated Depreciation		(2,850.00)

Total Property, Equipment, and Fixtures (See Notes 2 & 3) 353.55

Total Assets \$ 197,313.08

Liabilities and Equity

Current Liabilities

Employment Taxes Payable	\$	627.54
FUTA Payable		42.00
Deferred Revenue		3,300.00

Total Current Liabilities 3,969.54

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		17,715.54

Total Equity 193,343.54

Total Liabilities and Equity \$ 197,313.08

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

	<u>December 31, 2023</u>	<u>Annual Budget</u>	<u>Variance</u>	<u>Percentage of Budget Line Item</u>
Revenue				
Annual Dues Assessments	\$ 183,600.00	\$ 183,600.00	\$ 0.00	100.00
Handling Fee & Late Fees	1,392.00	0.00	1,392.00	-
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	4,225.78	0.00	4,225.78	-
Total Revenue	\$ 191,677.40	\$ 314,176.00	\$ (122,498.60)	61.01
Operating Expenses				
Wages	\$ 33,040.71	\$ 32,800.00	\$ 240.71	100.73
Payroll Tax Expense	2,527.67	2,500.00	27.67	101.11
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	649.25	500.00	149.25	129.85
Contract Labor	5,025.00	8,250.00	(3,225.00)	60.91
Computer & Internet Expense	1,020.81	1,200.00	(179.19)	85.07
Insurance Expense	14,663.00	21,000.00	(6,337.00)	69.82
Firewise Expense	9,283.71	10,000.00	(716.29)	92.84
Office Expense	728.27	1,100.00	(371.73)	66.21
Bank Charges	12.00	50.00	(38.00)	24.00
Postage & Delivery	281.50	300.00	(18.50)	93.83
Legal & Consulting	1,242.00	2,000.00	(758.00)	62.10
Accounting Fees	5,225.00	4,745.00	480.00	110.12
Events/Annual Board Meeting	117.45	500.00	(382.55)	23.49
Repairs & Maintenance-Gates	1,909.77	1,200.00	709.77	159.15
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	133.48	2,000.00	(1,866.52)	6.67
Tools, Equipment & Supplies	348.77	300.00	48.77	116.26
Repairs & Maintenance-Facilities & Grounds	6,355.90	5,800.00	555.90	109.58
Telephone - Office	2,290.66	2,275.00	15.66	100.69
Telephone - Gates	2,295.82	2,275.00	20.82	100.92
Utilities	5,086.40	5,000.00	86.40	101.73
Website	549.49	225.00	324.49	244.22
Trash Pick-Up	9,286.31	9,500.00	(213.69)	97.75
Groundskeeping	3,889.97	3,500.00	389.97	111.14
Wildlife Management	1,257.01	1,200.00	57.01	104.75
Property Taxes	2,609.65	2,600.00	9.65	100.37
Licenses and Permits - Dock	100.00	100.00	0.00	100.00

See Accountants' Compilation Report

Wolf Creek Ranch Owners' Association

Actual to Budget Variance Report

Income Tax Basis

For the Twelve Months Ended December 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	105,676.00	105,676.00	0.00	100.00
Dock Repair	12,474.90	10,000.00	2,474.90	124.75
Fence Section Replacement	10,074.34	10,000.00	74.34	100.74
Cactus Abatement/Land Mgmt.	22,592.42	22,600.00	(7.58)	99.97
Total Operating Expenses	\$ 262,965.15	\$ 272,176.00	\$ (9,210.85)	96.62
Other Expenses				
Unforeseen Contingency	\$ 0.00	\$ 2,000.00	\$ (2,000.00)	-
Road Resurfacing Reserve	0.00	40,000.00	(40,000.00)	-
Total Other Expenses	\$ 0.00	\$ 42,000.00	\$ (42,000.00)	0.00
Total Expenses	\$ 262,965.15	\$ 314,176.00	\$ (51,210.85)	83.70

See Accountants' Compilation Report



WCROA 2024 Approved Budget

2024 Budget Approved v1.0 2023-11-18

As of:-->

Monday, January 1, 2024

COA	Account Description	Budget	Expenses YTD	% of Budgeted Amt Spent	OK	
5001	Wages	\$ 34,405.00	\$ -	0%	✔	
5010	Payroll Tax Expense	\$ 2,500.00	\$ -	0%	✔	
5011	FUTA Expense	\$ 110.00	\$ -	0%	✔	
5012	SUTA Expense	\$ 75.00	\$ -	0%	✔	
5014	Health Care	\$ 450.00	\$ -	0%	✔	
5015	Mileage Reimbursement	\$ 700.00	\$ -	0%	✔	
5020	Contract Labor	\$ 8,000.00	\$ -	0%	✔	
5025	Computer & Internet Expense	\$ 1,300.00	\$ -	0%	✔	
5030	Insurance Expense	\$ 15,025.00	\$ -	0%	✔	
5040	Firewise Expense	\$ 2,000.00	\$ -	0%	✔	
5055	Office Expense	\$ 1,200.00	\$ -	0%	✔	
5056	Bank Charges	\$ 50.00	\$ -	0%	✔	
5065	Postage & Delivery	\$ 300.00	\$ -	0%	✔	
5068	Memberships, Subscriptions & Misc.	\$ -	\$ -	0%	✔	
5069	Legal & Surveying Services	\$ 2,000.00	\$ -	0%	✔	
5070	Accounting Fees	\$ 5,250.00	\$ -	0%	✔	
5072	Events / Annual Board Mtg	\$ 500.00	\$ -	0%	✔	
5081	Repairs & Maint. - Gates	\$ 750.00	\$ -	0%	✔	
5082	Repairs & Maint. - Dock	\$ 2,000.00	\$ -	0%	✔	
5083	Repairs & Maint. - Fences	\$ 500.00	\$ -	0%	✔	
5084	Repairs & Maint. - Roads	\$ 1,000.00	\$ -	0%	✔	
5085	Tools, Equipment & Supplies	\$ 300.00	\$ -	0%	✔	
5086	Repairs & Maint.- Facilities/Grounds	\$ 3,450.00	\$ -	0%	✔	
5090	Telephone - Office	\$ 2,400.00	\$ -	0%	✔	
5091	Telephone - Gates	\$ 2,400.00	\$ -	0%	✔	
5110	Utilities-All	\$ 5,000.00	\$ -	0%	✔	
5115	Website	\$ 325.00	\$ -	0%	✔	
5120	Trash Pickup	\$ 10,000.00	\$ -	0%	✔	
5210	Groundskeeping	\$ 4,500.00	\$ -	0%	✔	
5220	Wildlife Management	\$ 1,300.00	\$ -	0%	✔	
5300	Property Taxes	\$ 3,000.00	\$ -	0%	✔	
5400	Licenses & Permits - Dock	\$ 100.00	\$ -	0%	✔	
5600	Lease-Boat Dock	\$ 800.00	\$ -	0%	✔	
5999	Contingency Allowance	\$ -	\$ -	0%	✔	
7000	Federal Income Taxes	\$ 110.00	\$ -	0%	✔	
8010	Road Fund Reserve Contrib/Withdraw	\$ 45,000.00	\$ -	0%	✔	
8015	Road Improvements/resurfacing	\$ -	\$ -	0%	✔	
8020	Operations Sustainability Reserve Fund	\$ -	\$ -	0%	✔	
8025	Dock Repair	\$ -	\$ -	0%	✔	
8030	Fence Section Replacement	\$ 10,000.00	\$ -	0%	✔	
8050	Cactus Abatement / Land Mgmt.	\$ 18,800.00	\$ -	0%	✔	
8051	Hog Abatement	\$ -	\$ -	0%	✔	
8052	Ranch Enhancement TBD by BOD	\$ -	\$ -	0%	✔	
	Totals	\$ 185,600.00	\$ -	0%	✔	
J. Manton Treasurer				<i>Indicates <95%</i>	94.9%	✔
				<i>Indicates >=95% and <102%</i>	95.0%	⚠
				<i>Indicates >=102%</i>	102.0%	✖

Revenue DUES (\$2,700 x 68)	\$	183,600.00
Revenue Grazing Lease	\$	2,000.00
	\$	-
Budget Amount for 2024		\$ 185,600.00

**FINES AND ENFORCEMENT OF COVENANT VIOLATIONS POLICY
FOR WOLF CREEK RANCH OWNERS' ASSOCIATION**

A. **Authority to Establish Rules.** The Board of Directors ("Board") has the right to establish and amend, from time to time, reasonable rules and regulations for (1) the administration of the Association and the Governing Documents; (2) the maintenance, management, operation, use, conservation, and beautification of the Property; and (3) the health, comfort, and general welfare of the owners and occupants, provided, however, that such rules may not be in conflict with Applicable Law or the Declaration Of Covenants, Conditions and Restrictions for Wolf Creek Ranch, Burnet County, Texas ("Governing Documents").

B. **Enforcement Action.** The violation of any of the Governing Documents, as amended from time to time, and any policies, rules, and regulations which may be adopted from time to time, may result in the following enforcement action, as determined by the Association in its sole and absolute discretion:

1. suspension of the Owner's right to use a common area;
2. filing a lawsuit against the Owner (other than a lawsuit to collect an unpaid regular or special assessment or to foreclose on an Association's assessment lien);
3. charging an Owner for property damage;
4. exercising a Self Help remedy (i.e., forced debris clean-up) and/or charging an Owner for the cost of same; and/or
5. levying a fine against an Owner for a violation of the Governing Documents.

The Association uses fines to discourage violations of the Governing Documents and to encourage compliance when a violation occurs, not to punish violators or to generate revenue for the Association. Although a fine may be an effective and efficient remedy for certain types of violations or violators, it is only one of several methods available to the Association for enforcing the Governing Documents. The Association's use of fines does not interfere, nor constitutes a waiver of, the Association's right to exercise other rights and remedies for the same violation.

"Self Help" shall mean the authority, but not the obligation, of the Association, as determined by the Association in its sole and absolute discretion, to enter upon the Owner's Lot and take the necessary corrective action (i.e., the performance of the Owner's maintenance and repair obligations, such as a forced debris clean-up) to bring the Owner's Lot into compliance with the Governing Documents.

Right of Entry: The Association shall have the right, but not the obligation, to enter into any Lot as necessary for emergency, security, and/or safety reasons, including the right to inspect the Lot to ensure the compliance with the Governing Documents. This Right of Entry may be exercised by the Board, its officers, agents, employees, managers, as well as any law enforcement and emergency personnel.

In exercising the Self Help and/or the Right of Entry, the Association and/or its agents shall attempt to provide advance notification to the property owner of intent to enter and shall not be held liable for trespass or any tort, or for any damages arising from or in connection with, the Association's exercise of Self Help and/or the Right of Entry pursuant to this section.

All costs incurred by the Association in connection with the exercise of a Self Help remedy and/or the Right of Entry shall be charged to the Owner of the Lot at the time when the Self Help costs were incurred. These costs (which may include, without limitation, the actual costs incurred by the Association and an administrative fee set by the Board) shall be added to the violating Owner's assessment account and may be secured by the continuing lien against the Owner's Lot(s) as provided in the Association's governing documents.

C. **Chapter 209 Notice Requirement.** Prior to taking enforcement action in the preceding paragraph, the Association or its counsel shall provide the Owner with the statutory notice ("**Chapter 209 Notice**") required under TPC Section 209.006, as applicable, as it may be amended from time to time.

Improvement Projects

Owner	Tract	DRB POC	App Date	Project Description	Contractor	Status
McLelland	WB-8	Lyn	5/19/2021	Septic, drive, utility pad, parking area	Bostic	In progress
Piechowski	WR-13B	Lyn	10/25/2021	Install pool and deck in back of home	Homeowner	In progress
Wong	WR-1B-1B	Terry	6/25/2022	Erosion Control	Self & TBD	In progress
Machell	ER-1-A	Lyn	6/2/2023	Install additional rainwater tanks, greenhouse, fencing	Kingdom Home Services	Rainwater and
Wong	WR-1B-1B	Terry	1/8/2024	Add rainwater and well water storage tanks	A&W Water Well Service	Approved
Grigsby	WR-2	TBD	1/9/2024	Add concrete pads to workshop; add concrete curbs to drive	Ramon Avila	Approved
Dixon	HR-3A	Lyn	11/19/2023	Enclose existing screen porches	Dale Myers	In progress

New Construction

Owner	Tract	DRB POC	App Date	Status	Contractor	Approval
McLelland	WB-8	Nelda/Lyn		Exterior substantially complete		12/13/2012
Cleary	ER-9A	Andy	1/20/2022	Site visit conducted. Awaiting owner selection of contractor and completed application	Marley Porter (architect)	
Kwolek	WR-1B1A	TBD	3/11/2022	Preliminary application only; variance site visit conducted		
Krueger	ER 4-A2	Andy	11/7/2022	Framing complete; external siding begun. House is dried in.	Currey Builders	1/16/2023
Kelley	WCW-5	Terry	10/9/2022	Roof on, siding complete, windows in, septic in; gutter and downspouts installed		10/28/2022
Learmonth	WR-5	TBD	11/1/2022	Preliminary application only		
Stukuls/Ono	ER-10A	Lyn	3/14/2023	Framing complete; windows in; dried in; rain water storage tank being installed	Steve Sopp Construction	4/8/2023
Poche	ER-6A	TBD	9/9/2023	Form work begun; plumbing set for foundation	John Morgan Homes, LLC	

Wolf Creek Ranch Owners Association

Land Management Report

1/27/24

Committee: Eliza Bishop – Chair	713-385-9389
Randy Lester	
Jennifer Shuta	859-512-4170

Thanks to the Land Management Committee members, Jennifer Shuta and Randy Lester, for all of your work and effort this past year and agreeing to continue for 2024. The Committee drives the entire Ranch 3 or more times a year depending on storm activity to observe the progress of work as well as to determine any additional work to be added to the working list. The Committee has been following the plan since 2017 under the guidance and recommendations of the Burnet County Extension Agent, Kelly Tarla.

The Agenda for Ranch Land Management remains the same as the past 7 years – safe roads, fire wise considerations and improvement of the Commons pastureland for the cattle grazing in order to attract and retain a suitable tenant grazer and maintain our important Wolf Creek Ranch Ag-Exemption classification.

Nelda, our Ranch Manager along with the Ranch owners, inform the Committee of downed limbs and trees especially after storms. There are also wonderful Ranch owners who volunteer their time to clear the roads following extremely high winds as we have experienced over the past 2 years.

The Committee would like to inform the new Ranch owners of all the work involved. There are 119 acres of Commons where there are some grazable pastures, unclaimed grazeable acres and hillsides. Since 2017, grazeable acreage in the Commons have been reclaimed at the rate of 1-2 acres of new improved pasture area per year. The hillsides will remain unclaimed. There are 49.66 acres of “roadside” Commons with 7 miles of roadway within the easement. This means 14 miles of roadside. Since 2017, the roadsides have and continue to be reclaimed from the overgrowth of brush, trees and cactus. By doing this, driving and pedestrian line of sight has been greatly improved, as well as providing more fire break distance between the Commons and adjacent tracts and grazable land for the cattle.

The Land Management Committee has for the past couple of years been spraying the roadsides to provide weed control and the cattle have been the lawn mowers for the Ranch. The cost of hiring out human mowing and weed eating has gone down tremendously. We work closely with the Ranch Manager to allow the beautiful bluebonnets to mature and seed out before any this type of work is done. The Committee is also strong on helping the many beautiful Oaks, established Mesquites and Cedar Elms on our Commons by removing brush and trees from under the trees to past the drip line. Dead and damaged limbs are also removed depending on time and funding.

Since 2017, The Committee has worked on the Ranch under the recommendations of the following:

- Trey Carpenter III (Conservation Scientist III / Texas Parks and Wildlife Department) – Wildlife Habitat Management and Harvest Recommendations 2000
- Wade Hibler (County Extension Agent) Tour and Report 2014
- Lexi Maxwell (Founder / Lead Consultant for Blaze Away, L.L.C.) – Risk and Hazard Assessment 2017
- Kelly Tarla (Current Burnet County Texas Agri-life Extension Agent) Report 2019 and 2021.

All of the foregoing reports and recommendations are available at the Ranch office. Committee members also routinely attend seminars addressing pasture/range management offered by Burnet, Lampasas and Brownwood Counties TX Agri-life Extension programs.

The budget for Ranch Land Management in 2017 was \$34,500. Today the budget is set at \$18,500 and has remained the same since 2019 even with the rising costs of labor and supplies. The breakout and approximate costs per year within the budget category are as follows:

Reclaiming grazeable lands	\$4,000
New Grazeable lands	\$2,000
Weed Control on roadsides and pastureland	\$4,000
Removing dead trees, maintaining roadsides	\$7,500
Products (Remedy, PastureGard HL, diesel, supplies)	<u>\$1,000</u>
Total Budget:	\$18,500

Cost per lot (68 Lots):

Grazeable land purpose	\$11,000 divided by 68 = \$161.77
Roadsides, Tree work	\$7,500 divided by 68 = \$110.30

Total Costs per lot is \$272.07

The goal is to get the Commons of Wolf Creek Ranch to a level where brush, trees and cactus can be routinely maintained as well as continuing to increase available grazeable land.

Many owners over the past 23 years have not maintained their grazable acres and the lands are completely overgrown providing little to no grass for the cattle. The number of cattle is based on the number of grazeable acres on the entire Ranch, which include the Commons as well as all the privately owned land. The remaining available lands have been overgrazed for many years along with the severe droughts of 2022 and 2023 leaving our land over 20" short of water. It is important for all of us to work together to do our part for contributing to the Ag-exemption by working to provide grazeable land.

Wolf Creek Ranch Owners Association

Land Management Report 1/18/2024

List of Projects for 2024

Commons along RR 2341 – Clean out brush under Oak Trees, Mesquites, Cedar Elms	Eliza/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	Eliza/Ramon
Commons – (front of MCE-3) – Cut and spray (Remedy/Diesel) Persimmon for additional pastureland	Eliza/Ramon
Commons along Chestnut Trail – Cut brush, trees under Oak Tree Canopy's	Eliza/Ramon
Main Field – Spray Mistletoe in trees	America's Vest - Neil
All Roadsides – Spray for weed control 6' to 8'	America's Best – Neil
Commons – (All Pastures and grazeable areas) Spray for weed control	America's Best - Neil
Office Area – Clean Ball Moss out of Oak Trees	Eliza/Ramon
Pasture at the Pass – Cut and Spray (Remedy/Diesel) brush and cactus	Eliza/Ramon
Commons – (Left side of Helipad) – Cut and spray (Remedy Diesel) to reclaim pasture area	Eliza/Ramon
Commons – (Across from WB-6 - 8) – Cut and spray (Remedy/Diesel) White brush, dead cedars	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
Lake view Park – Remove dead cactus / move rocks / cut and spray (Remedy/Diesel) brush	Eliza/Jennifer/Randy
Field at Main Gate – Spray with Plateau	America's Best - Neil
Arena Area – cut and remove very large dead Oak Tree	Ramon
Creek by Office – Cut and remove dead trees	Ramon
WB Trail – spray regrowth of brush and bramble with PastureGard	Eliza/Jennifer/Randy
Morgan Creek – (Front of MCE-3) Remove dead trees caught along creek and in trees	Eliza/Ramon/Volunteers
Commons – (WB Trail Road) – Recut small brush and spray (Remedy/Diesel or PastureGard)	Eliza/Ramon/Volunteers

WCR Maintenance Report

January 27, 2024 WCROA Board Meeting
Nelda Duff, Ranch Manager

Completed projects since last Board meeting:

- Insulated Firewise Tanks
- Installed 8 Solar LED lights on the Helipad
- Winterized barn
- Replaced rotten railroad ties behind barn and round pen
- Installed No Parking signs at Firewise Water Tanks
- Removed Developer sign on MCW-1

2024 Proposed Projects:

Repairs and Maintenance - Facilities & Grounds FY-2024			
Line#	Item	Cost	Comment
1	Gate repairs	\$ 300	Remove/re-weld broken hinge on Main Gate
2	Gate Landscaping	\$ 300	Mulch for Main and East Gates
3	Gate Plants	\$ 350	Add/replace select plants at gate entrance
4	Flags at Main Gate	\$ 350	Replace US & Texas flags
5	Misc supplies & work mtl	\$ 1,900	Paint, stain, Amdro, brushes, etc
6	Ranch Signage Repairs	\$ 500	Replace rotting posts, add select new
7	Main Gate Watering	\$ 225	Reconfigure sprinkler heads/locations
8	Main gate Wall lights	\$ 1,700	Replace existing lights due to condition/age
9	East Gate Wall lights	\$ 1,700	Replace existing lights due to condition/age
10	Middle Gate surge prot	\$ 225	Add surge protection to Middle Gate
11	Main/East Gate surge	\$ 450	Add surge protection to Main/East Gates
12	Main Gate wall repairs	\$ 800	Repair cracked/missing mortar joints
13	East Gate Signage	\$ 2,000	Duplicate Main gate signage (x1)
14	Paint Gates	\$ 1,800	Nailhead Spur estimate (~\$600 per gate)
15	Mailbox/Pavilion seal		Seal cement pad (500sqft + 900sqft)
16	Pavilion table		Resurface table top of round table near water
17	Paint Barn		West side hail marks
18	Paint Pavilion		Paint/Stain only, volunteer labor
19	Barn Gutters		160ft + 4 downspouts, leaf guards
20	Corral Post reinforce		Re-cement 10-15 posts
21	Pavilion safety Railing		Safety Steps and railing at Pavilion
22			
23			
	Total	\$12,600	



WCR Road Work Report

27 January 2024 Board Meeting

Submitted by Kim Taniguchi

Activity since last report:

- Patched potholes at Middle Gate entrance
- Road side markers straightened/repared/replaced as needed

Planned Activities:

- Review road conditions next spring to determine what, if any, repairs or resurfacing are needed in 2024.
- 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.
- Replace raised pavement markers at low water crossing at ER-6A

Open Issues:

- None