

Wolf Creek Ranch Owners Association

Board of Directors Electronic Board Meeting Minutes

November 26 – 28, 2025

Board Member Attendees

Steven Grigsby
Fred Machell
John Manton

Steve Meyers
Mark Poché
Terry Stracke

Item for Action

Discussion on setback of fence on Krueger's tract ER-4A.

The WCROA Board of Directors conducted electronic communications per email on November 26-28, 2025, concerning the setback of the Krueger frontage fence on ER-4A. The DRB approved plans for the frontage fence which was to be built satisfying the 100-foot setback requirement from the road (Wolf Creek Ranch Rd.). After construction began (while the Krueger's were out of town), inspection by the DRB discovered that the fence had a minimum setback distance of 84 feet from the road, and the DRB requested construction stop until a resolution could be reached.

After much discussion between the DRB and Steven Grigsby, the following plan was recommended that follows procedures in the CC&R's:

1. DRB withdraw approval for the project and ask the Krueger's to stop work.
2. Krueger's appeal the DRB decision to the Board of Directors for final decision.
3. Board of Directors considers appeal and modifies the DRB decision to grant a variance. The variance will be filed with the county.

After steps 1 and 2 were completed, Steven Grigsby made a motion on November 26, 2025, at 1:39 PM to approve step 3 of this plan. The motion was seconded by Steve Meyers on November 26, 2025, at 4:23 PM. No further discussion was had, and the motion was subsequently approved unanimously by email vote. Board member John Krueger was absent from the meeting and did not vote on the motion since it involved his property. The electronic meeting was adjourned on November 28, 2025, at 11:22 AM.

Recorded and certified by:

Fred Machell, WCROA Secretary

Date