

# Wolf Creek Ranch



## Maintenance Committee Meeting Minutes

Date of meeting: 21 May 2020

Attendees: Eliza Bishop, Rick Ramos, Carol Weathers, Nelda Duff, Kim Taniguchi

Location: Pavilion

1	Reviewed work list for Tommy. See attached.
2	<p>Reviewed and discussed updated Maintenance Committee work list. See attached. Following are salient points/items:</p> <ul style="list-style-type: none"><li>a. Rick volunteered to take the work list and reformat it into a spreadsheet. Budget line items are to be identified in the new version.</li><li>b. Wolf Creek Ranch advertisement sign at the Pass – Eliza will contact Buchanan Investments, Denny Holman, about getting the sign repainted.</li><li>c. Directional sign at the intersection of Wolf Creek Ranch Road and Morgan Cove has incorrect address numbering. The sign needs to show 100 through 113 instead of 110. Alternatively, may not need numbers at all since there is no other road named Morgan Cove on the ranch.</li><li>d. Eliza will review road side reflectors needed at Hampton House low water crossing.</li><li>e. Flower bed at middle gate – Committee to discuss a flower bed for the middle gate that does not require water and is low maintenance.</li><li>f. Home owners' gravel encroaching on ranch roads – Topic should be brought up at the next board meeting with a follow-up email to remind owners that they should sweep their gravel back onto their driveways.</li><li>g. Cactus removal – Further discussion needs to be had related to the method of cactus removal. Options are 1) spraying herbicide, 2) mechanical grubbing, i.e. using Bobcat, 3) manual grubbing, 4) combination of the above, etc. More investigation is needed to determine what areas and how much area would be best suited to a particular removal method.</li></ul>
3	Road repair – Eliza pointed out that interim road repairs are needed in several areas. See attached Road Work Summary. Preliminary estimate of this work is \$5,000.
4	Middle gate coach lights on pillars – Committee needs to discuss possible replacement to match the other gates. This is a low priority item.
5	Liability coverage – Kim to check with Bob Ring re liability exposure related to injury of volunteers working on ROA projects.

## Wolf Creek Ranch Owners Association

### Roadside Work Completed 2019

- Hampton House – 2 Low water crossings / Shore up the backside/downside
- Office - Low water crossing / Shore up the backside/downside
- RR 4 – Repair Pot hole on Wolf Creek Ranch Road

### Roadside Work Completed 2020

#### Cost:

- AC 4 – Rip Rap along road side
- Adams Creek - Rip Rap - Both sides of road/Both sides of the creek
- Office – Rip Rap road edge towards creek /move swale away from road

### Potential Roadside Work 2020

- Panther Draw – Shore up ground on the front side of culverts
- Area between WB 6 and WB 5 – Culvert – Shore up backside/downside
  
- RR 1 - Pot hole/base failure on Wolf Creek Ranch Road
- RR 3 – Pot hole/base failure on Wolf Creek Ranch Road
- RR 4 – Pot hole/base failure on Wolf Creek Ranch Road
- RR 4 – shoulder in curve eroded
- Hallelujah Hill - 2 dips from base changes
- MCW 6A – 132' of shoulder erosion
- MCW 6A – shoulder in curve to Morgan Cove eroded

Wolf Creek Ranch Owners Association

Working Maintenance List for 2020

5/21/20

GK – Grounds Keeping

F – Facilities / Repairs and Maintenance

R – Roads / repair and maintenance

C/LM – Cactus/ Land Management

FR – Fence / Repair and maintenance

CL – Tommy' responsibilities

GK Mow pasture along Main field (bottom of WB road)	1/18/20	Eliza
GK Mow pasture at Morgan Creek	1/18/20	Eliza
GK Cut cedars/brush in commons along FM 2341 in front of RR1/RR2	1/1, 1/2, 1/3, 1/4, 2/15, 2/16	Ramon/Eliza
LM Mulch stacked cedars in pasture on top WB in curve	1/7/20	ROW
GK Remove cedars in commons along FM2341 in front of RR4	1/19/20	Ramon/Eliza
GK Clean pasture along main field (bottom of WBT road)	1/19/20	Ramon/Eliza

F	Replace gutter on roof at the mailbox	4/21/20	Kim
GK	Remove barb wire in commons by the office		Ramon/Eliza
GK	Cut and remove brush in pasture by the barn		Ramon/Eliza
GK	Cut and remove cedars in Oak Tree Grove in front of WB-5/WB-6	(Isaah – Meyers Cedar Co.)	
GK	Discuss WB Trail to the point of WB (White Bluff Park)	Postponed	
GK	Cut and Remove dead cedars / raise canopy of large cedars along WB road		Ramon 2021
GK	Cut and remove brush in small open areas in commons in front of AC-4	2/2/20	Ramon/Eliza
GK	Cut and remove cedars/brush at the road to the Pass	2/16, 2/29/20	Ramon/Eliza
GK	Cut and remove Cedars along road down the hill from Halleluiaah Hill		Ramon/Eliza
GK	Cut cedars under Oak Tree on road of halleluiaah hill		Ramon/Eliza
GK	Purchase battery powered blower – Tommy	2/23/20	Eliza
R	Repair road base in front of kiosk at middle gate	12/27/19	Eliza/Kim
GK	Put rock in ditch at low water crossing by office		Eliza
F	Signage repainted as needed		Nelda/Tommy
G	Weld metal plate under cattle guard at middle gate	3/25/20	Tommy
FR	Put T-post along fence in pasture at the curve at top of WB	1/20/20	Tommy
GK	Raise canopy of Oaks over hanging roads - MCW-5		
GK	Raise canopy of Oaks over hanging roads – WR-2	March	Grisby

GK	Trim Oaks touching the roof of the Pavilion	2/18/20	Ramon/Eliza
GK	Mulch flower beds at the Main Gate (Before Round up)	4/25-26/20	Eliza/Kim/Mark
GK	Clean Trash at Tommy's workshop		Winter 2020
GK	Remove debris in trees at Morgan Creek in front of MCE-3		Crew
GK	Walk the roads and cut and spray brush WR-1A1 to WR-2		Ramon/Eliza
R	Continue to install / adjust / replace reflectors along roads		Eliza
G	Create cactus flower bed at middle gate		
GK	Cover with dirt / add cactus on white rock by road to the Pass	2/16/20	Ramon/Eliza
G	Order and pick up metal plates for cattle guard	3/19/20	Eliza
GK	Purchase safety cones and vest for Tommy	2/14/20	Eliza
GK	Cut persimmon along MCW-1	2/29/20	Ramon/Eliza
GK	Clean Creek in front of Pavilion	2/29/20	Ramon/Eliza
GK	Clean gutters at Pavilion	4/26/20	Eliza
GK	Clean brush along water at Dock Area	2/29/20	Ramon/Eliza
GK	Cut brush along powerline on WB	3/1/20	Ramon
GK	Replace rock on rock grill at Pavilion	3/? /20	Tommy
F	Remove ceiling fans at Pavilion	2/? /20	Tommy
F	Fix railroad ties in parking lot at Pavilion		Ramon/Eliza

GK	Discuss Tommy's replacement	Decided to keep in house with volunteers/Outside help when needed	
F	Repair 2 Toilets at office	2/24/20	Highland Lakes Plumbing
GK	Clean Oak at Hampton House in Creek		Ramon
GK	Pick up limb at the Pig Pen on Morgan Creek		Eliza
GK	Inform people to sweep the granite gravel back onto theirs drives		Nelda/email owners
R	Spray road edge at the construction gate	4/25/20	Eliza/Mark
GK	Pick up brush at the Pass	4/28/20	Ramon/Eliza
GK	Pick up / mulch brush on White Bluff under the power line	4/28/20	Ramon/Eliza
F	Sand and paint black railing coming down road from halleluiah hill		Get Bid for 2021
R	Fix pot holes in roads and in entrances	4/15/20	Eliza/Kim
GK	Spray (Pasture guard) new growth of regrowth of bushes – along WB and ER properties		Ramon/Eliza
GK	Dock Area – pick up remaining debris piles		Eliza/Ramon
F	Dock Area – replace rail at deck / picnic area	4/1/20	Tommy
GK	Spray (Herbicide) around barn, arena, round pen, dumpster	3/27/20	Eliza
GK	Remove sucker mesquite in commons by AC-4	4/28/20	Ramon/Eliza
GK	Reclaim commons on White Bluff	3/1/20	Ramon/Eliza
C/LM	Spray (weed herbicide) pastures in commons in April (RR-1,RR-2,RR-3,RR-4, by burn pile, bottom of WB road, under power line on WB)		Neil
C/LM	Spray cactus - May/June		Neil

R	Spray road edge with herbicide		Eliza/Volunteer drivers
GK	Field at Main gate – cut 2 dead ? trees in May/June	5/21/20	Ramon/Eliza
GK	Remove fallen limbs across fence on FM 2341 in front of WB-7	5/21/20	Ramon/Eliza
GK	Remove 2 dead limbs by the Hampton House	5/21/20	Ramon/Eliza
LM	Mulch brush piles in Commons along FM 2341 in front of RR – 2		ROW
GK	Fill holes behind RR ties at barn area	4/14/20, 4/25/20	Eliza/Tommy/Kim
F	Wash Mailbox Area	4/15/20	Tommy/Eliza
GK	Mow Pastures	4/24/20, 4/26/20, 5/15/20, 5/24	Eliza
F	Buy Rat Boxes for the Office/barn	5/16/20	Eliza
F	Review signage for Morgan Cove		
F	Follow up with Denny regarding painted sign facing FM 2341 and Morgan Creek		
F	Middle Gate – Replace light fixtures		
G	Middle gate – Discuss future bluebonnets / grass as it matures		

## **Tommy's Work / Responsibilities**

CL Blow out Barn	Eliza
CL Blow Dock picnic area / pick up trash	Eliza
CL Keep Mail box area clean	Eliza
CL Mow – East Gate, Construction gate, Arena gate	Eliza
CL Mow- Middle gate	Eliza
CL Remove cow poop in Pavilion	Eliza
CL Wash Pavilion / floor and picnic benches	Eliza/Kim
CL Wash inside Barn/ Isle way / Walls	Eliza/Kim/Ramon
CL Barn – sweep/clean inside stalls	Eliza/Kim/
CL WD-40 locks on all gates	Eliza
CL Put out Ant Bait – Extinguish Plus / Amdro Fire Ant bait	Eliza
CL Sweep / blow debris off low water crossings	Kim
CL Re-hang signs knocked down by cows	
CL Clean out culverts after rains	