

Wolf Creek Ranch Owners Association Board of Directors Meeting Minutes

November 22, 2025 – Silver Creek Fire Hall & Community Center

Board Member Attendees

Steven Grigsby
John Krueger
Fred Machell
John Manton

Steve Meyers
Mark Poché
Terry Stracke

WCR Property Owner Attendees

Bill Bishop
Eliza Bishop
Mike Burkett
Lee Kinard
Kellyn Krueger
Claudia Machell
Lyn Mefford
Pete Mefford
Rick Ramos

Rob Sarnelli
Sarah Sarnelli
Aaron Shuta
Jennifer Shuta
Patti Skinner
Mark Stracke
Cindy Taniguchi
Kim Taniguchi

Other Attendees

Nelda Duff

Attachments

- Draft Meeting Agenda (Exhibit A)
- Draft Board Meeting Minutes of August 21, 2025 (Exhibit B)
- Draft Electronic Board Meeting Minutes of August 26 - September 2, 2025 (Exhibit C)
- WCROA Treasurer's Report (Exhibit D)
- DRB Committee Report (Exhibit E)
- Land Management Committee Report (Exhibit F)
- WCR Maintenance Report (Exhibit G)
- Road Work (Exhibit H)
- Insurance Report (Exhibit I)

Business

Having confirmed a quorum of Directors present to conduct the business of the WCROA, President Steven Grigsby called the Board of Directors meeting to order at 9:00 AM, Saturday – November 22, 2025. In-person attendance was documented via WCROA Sign-In Sheet.

- **Draft Meeting Agenda Review and Approval**
Steven Grigsby asked Board Members if there are changes needed to the draft Meeting Agenda provided (see Exhibit A). Hearing no change recommendations, a motion was made by John Krueger that the draft Agenda be accepted for this meeting. The motion was seconded by Steve Meyers and passed by unanimous vote.
- **Upcoming Board Election**
Two Board members' terms are expiring in April 2026 (Steven Grigsby and John

Manton). All WCROA members are encouraged to run for the Board. Board members serve three-year terms with position expirations rotating. There are no term limits for the Board.

- **Member Comments**

1. **Locks.** Jennifer Shuta asked about the status of changing the lock combination to the emergency gate next to the middle gate. This question came up at the Aug 2025 meeting because a cow had gotten loose and Jennifer needed to open the emergency gate to let the cow back in. The Board agreed that homeowners should have the code to the emergency gate. Because that code is used with other locks, the Board agreed that a new lock should be installed with a unique code.

There was further discussion about the locks on the dock gate. There are two locks in series, one for homeowners and one for guests/contractors. The guests are mainly visitors of the neighbors who live near the dock. The guests usually visit once a year for their grandchild's birthday. The neighbors have a separate insurance policy to cover this.

Mark Stracke also brought up the need for a lock on the gate upstream of the Pavillion along the path that goes to Baker Ranch. John Manton and Nelda agreed to take action to make the locks right (change/add locks, change combinations, etc.) and to share the code for the emergency gate with WCROA owners.

2. **Website Maintenance.** John Krueger brought up maintenance of the WCROA website since this is an ongoing issue that has not been resolved. The biggest complaint has been that documents are not updated in a timely manner. Also, finding documents can be challenging since there is no search tool to help the user. When browsing the site, the user is frequently asked to re-enter the password.

After discussion, Aaron Shuta and Claudia Machell volunteered to help John Manton maintain the website and make it easier to use. Steven Grigsby made a motion to amend the agenda to appoint a website committee. The motion was seconded by John Manton and passed by unanimous vote. Steven Grigsby then made a motion to appoint a website committee chaired by John Manton with members Aaron Shuta and Claudia Machell. The motion was seconded by John Krueger and passed by unanimous vote. The website committee will report their plans and progress at the next Board meeting in January 2026.

3. **Volunteer Appreciation.** John Krueger expressed his appreciation for all the volunteers on the ranch who make things happen. This includes committee members, Board members, and others who work behind the scenes. WCR wouldn't be the nice place we all enjoy without their efforts. Steven Grigsby added his appreciation which was echoed by everyone present at the meeting.

Items for Action

- **Review and Approve 8/21/25 Draft Meeting Minutes.**

A motion was made by John Krueger and seconded by Steve Meyers to approve the draft meeting minutes of 8/21/25 (see Exhibit B). No further discussion was heard. The motion was passed by unanimous vote.

- **Review and Approve 9/2/25 Draft Electronic Meeting Minutes.**

This meeting was conducted by email and dealt with a request to subdivide the Meier's tract (MCE-2). A motion was made by John Krueger and seconded by Mark Poché to approve draft electronic meeting minutes of 9/2/25 (see Exhibit C). No further discussion was heard. The Board approved this request by unanimous email vote since all requirements for subdivision were met.

- **Appoint Covenant Amendment Committee.**

In years past, the Board formed a committee to review the covenants and decide which, if any, needed to be amended. The committee took inputs from the WCR owners and tried to change some of the covenants. That effort failed mainly because they tried to change several covenants at the same time. Another factor is that a non-vote is counted as a no vote, so it only takes 26% of no votes and non-votes to fail. The suggested approach is to address each covenant change individually to improve the chance of success.

Some of the covenant changes being considered:

- a) Lowering the threshold for passage of a covenant change from 75% of owners voting yes, to the state requirement of 67%
- b) Change of venue for litigation from Dallas County to Burnet County
- c) Allowing WCROA homeowners to have chickens for personal use

After further discussion, the Board decided to appoint a Covenant Amendment Committee with at least one Board member. The Board member on the committee would not participate in appeals brought to the Board by the committee. John Krueger made a motion to appoint the Covenant Amendment Committee. John Manton seconded the motion, and it was subsequently passed by unanimous vote. The Board will appoint members of this committee at the January 2026 Board meeting.

- **Adopt Road Resurface Plan.**

Kim Taniguchi provided a road resurface plan. The plan resurfaces sections of the road on a 10-year cycle, with resurfacing for 8 years and no activity for 2 years to replenish the road fund. Sections were prioritized based on need with the oldest being done first. The plan assumes a 3% annual inflation rate. The 3% assumption should be looked at more closely to see how the plan would need to change with higher inflation rates.

Aaron Shuta proposed an alternate "all at once" plan where the entire road would be resurfaced at the same time, and then not have to be resurfaced for 10 years. This plan would require a special assessment but has beneficial savings by not having to pay inflated rates for resurfacing in years 2 through 10. This plan could also allow reduction of annual homeowner dues by not having to make annual deposits into the road fund.

After much discussion, the Board decided to table the decision on the road plan until the January meeting. The resurfacing would not begin until summer with bids going out in March 2026. The Board asked Aaron Shuta to present his plan at the work session before the January Board meeting (new Action Item 2025-03).

- **Approve 2026 WCROA Budget.**

The 2026 WCROA Budget was reviewed with the WCR owners.

Highlights in the budget:

- 1) Revenue and planned spending are both \$185.6K
- 2) Road construction went from \$0 in 2025 (due to dock purchase) to \$55K in 2026 as in the adopted road resurface plan
- 3) Insurance went down from \$16.1K to \$9.7K
- 4) Accounting fees will drop significantly thanks to John Krueger's firm taking over
- 5) Accounting changing to QuickBooks which will make things run more efficiently

There were several member comments about the budget, and corrections noted:

- 1) COA Line 5086: fix comment, comment says \$1100, it should be \$45
- 2) COA Lines 5210, 8030 and 8050: delete comments

A motion was made by Steve Meyers to adopt the proposed budget with corrections noted. The motion was seconded by Mark Poché and approved by unanimous vote.

- **Approve 2026 WCROA Dues Payment Plan.**

There are no changes in the dues from 2025 to 2026. Invoices for annual dues will go out electronically and can be paid electronically (with credit card fee) or paid by check to avoid the CC fee. The annual fee can be paid at once (\$2700), or monthly with an added \$27/month. John Krueger made a motion to approve the 2026 WCROA Dues Payment Plan. Steve Meyers seconded the motion, and the plan was approved by unanimous vote.

- **Review and Approve WCROA Board of Directors 2026 Meeting Dates.**

Thursday, January 22, 2026

Saturday, April 18, 2026 – Roundup

Saturday, April 25, 2026

Saturday, August 22, 2026

Thursday, November 19, 2026

Terry Stracke made a motion to approve the WCROA Board of Directors 2026 Meeting dates. The motion was seconded by John Manton and approved by unanimous vote.

Committee Reports

- **Treasurer – John Manton (See Exhibit D)**

1. Gates were over budget because the East gate was hit by at least two separate vehicles. We don't know who hit the gate. There was discussion about possible causes for the gate getting hit. The timeout for gate closure was extended to keep the gate open longer. It was changed back for the eclipse. (Does the timeout need to be extended again?) Another factor is the East gate opens close to the edge of the road.
2. Road repairs were over budget due to crack sealing that was done.
3. Dock repairs were needed due to the lake rising fast with the extreme rainfall we had in July.
4. Website was over budget because we paid for a 2-year subscription (a cost saving over two 1-year subscriptions.)

5. John Krueger's firm (Five Stone Tax) is in the process of taking over the accounting for WCR. His firm is just getting started and reviewing how things have been done before. Improvements are planned for the balance sheet to include assets that have been missing, such as the buildings, the stables, and common areas. His efforts in this matter are greatly appreciated by all.

6. The \$8000 check from the IRS has been approved but has not been received.

- **Design Review Board – Rob Sarnelli (See Exhibit E)**

Note: differences in the following list and Exhibit E are based on discussions at the Board meeting.

1. New Home Builds in progress or on the boards
 - Kwolek (WR-1B1A), framing
 - Tamulones (MCE-3), framing
 - Hughes (ER-13A), preliminary plan for site location
 - Tomlinson (MC-2/MC-3), site cleared and prepped, PEC poles to be relocated
2. Improvement Projects in progress
 - Stark, relocate visible storage container
 - Krueger, frontage fence
 - Machell, roof replacement and deck replacement
 - Piechowski, metal outbuilding installation
3. Improvement Projects complete
 - Krueger, perimeter fence
 - Lester, solar panel installation
 - Machell, windows
 - Stracke, concrete driveway
 - Grigsby, guest house (cancelled)
 - Tomlinson, site preparation

- **Land Management – Eliza Bishop (See Exhibit F)**

1. Cactus abatement is complete. Most of the 2026 budget will go towards maintenance (grass mowing, weed removal to provide more grass for cattle, raising tree canopies, etc.)

2. Proposed list of work / projects is provided in Exhibit F.

- **Maintenance Report – Nelda Duff (See Exhibit G)**

1. Activities since last Board meeting are listed in Exhibit G.

2. Projects completed and planned for the end of 2025 are outlined in Exhibit G.

3. Suggestions were made to make Exhibit G easier to understand.

- **Road Work – Kim Taniguchi (See Exhibit H)**

Low water crossing at Adams Creek continues to have a problem with getting clogged after a heavy rainfall. Options under consideration include:

1. Continue to use fire truck provided by Andy to blow out the debris from the culvert.

2. One estimate to cut out and replace with larger pipes was \$24K to \$50K. This would be cost prohibitive and is not a viable option with road resurfacing plans.

3. Ramone provided a preliminary estimate to Eliza for \$10K to fix the culvert.

Steven Grigsby recommended that Ramone provide a formal bid to Kim, and the Board will take it under consideration for next year's budget.

- **Insurance – Rick Ramos (See Exhibit I)**

1. Insurance costs were reduced from \$19K in 2024 to \$10.9K in 2025 due to a drop in

costs for D&O Liability and elimination of umbrella insurance for liability on the dock (due to dock purchase instead of leasing it).

2. Workers Compensation insurance is not needed, and this policy will be canceled.

- **Cattle and Fence Report – Mark Stracke**

1. Gap fence repair done at the Pavilion.

2. \$8K left in fencing budget will be used for extending the fence that has been replaced. 15-20% of fencing left to replace before the fence replacement project is done. We expect that to happen in two years (end of 2027). After that, the fence budget will be reduced to only cover repairs.

3. Cattle contract is for 28 pairs. Culling happens once or twice a year. The rancher gets as many as possible to keep close to the contract number.

4. We have a very good relationship with the cattle rancher.

- **Dock – No Report**

- **Firewise – No Report**

- **Managed Lands Deer Program (MLDP) – John Krueger**

We have about 50 tags. If you want a tag, Nelda has them in the office. We have 10 people on the list for deer. 3 deer have been harvested, and the hunting continues through the end of February 2026.

A motion to adjourn the meeting was made by Terry Stracke and seconded by Steve Meyers. No further discussion was had. The motion was approved by unanimous vote at approximately 11:03 AM. No Executive Session was held.

Action Items

2025-01. Main Gate Redesign. Jennifer presented two options at the August 2025 Board meeting. The Board decided not to include the main gate redesign in the 2026 budget and defer to later years. Recommend keeping this action item open with a note to review in late 2026 to decide whether to include it or not in the 2027 budget.

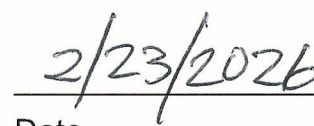
2025-02. Road Resurface Plan. The Board requested Kim Taniguchi to present the Road Maintenance Committee's repair plan at the November 2025 Board meeting. The road plan was presented and adopted by the Board. Recommend closing this action item.

2025-03 (New). Alternate Road Resurface Plan. The Board requested Aaron Shuta to present an alternate road resurface plan discussed above. This plan would require a one-time assessment with the benefit of lowering the annual dues (by saving funding needed to resurface annually.)

Recorded and certified by



Fred Machell, WCROA Secretary



Date

WCROA SIGN-IN SHEET

Project:	Board of Directors Meeting	Meeting Date:	November 22, 2025
Facilitator:	Steven Grigsby	Place/Room:	Silver Creek Community Center

Name	Name
Nelda Duff	Rob Sarnelli
John Monte	Claudia Machell
Aaron + Jennifer Shuta	LEE KINARD
Rick Ramer	
Terry Stracke	
Mark Stracke	
Kim Taniguchi	
Cindy Taniguchi	
John Krueger	
Kellyn Krueger	
Lyn Mefford	
Pete Mefford	
Bill Bishop	
Eliza Bishop	
MIKE BURKETT	
Mark Poche	
Fred Machell	
Patti Skinner	
Sarah Sarnelli	

DRAFT AGENDA
WCROA BOARD OF DIRECTORS Meeting
Saturday, November 22, 2025 @ 9:00AM
Silver Creek Fire Hall & Community Center, 101 CR 128, Burnet

- * Confirm Quorum - Steven Grigsby
- * WCROA Attendee Sign-in Sheet
- * Approve November 22, 2025 Draft Agenda for WCROA Meeting
- * Upcoming Board Election for Two Expiring Term Positions
 - o Steven Grigsby
 - o John Manton
- * WCROA Member Comments

ITEMS FOR ACTION

- * Approve Draft Minutes of August 21, 2025 WCROA Board of Directors Meeting
- * Approve September 2, 2025 Electronic WCROA Board of Directors Meeting
- * Appoint Covenant Amendment Committee
 - a. 75% to 67% (51 votes to 46 votes required)
 - b. Change the venue from Dallas to Burnet County
- * Adopt Road Plan
- * Approve 2026 WCROA Budget
- * Approve 2026 WCROA Dues Payment Plan
- * Review and Approve WCROA Board of Directors 2026 Meeting Dates
 - o Thursday, 22 January ,2026
 - o Saturday, April 17, 2026 – Roundup
 - o Saturday, April 25, 2026
 - o Saturday, August 22, 2026
 - o Thursday, November 19, 2026

COMMITTEE REPORTS

- * Treasurer – John Manton
- * Design Review Board – Andy Gray
- * Land Management - Eliza Bishop
- * Maintenance – Nelda Duff
- * Roads – Kim Taniguchi
- * Insurance – Rick Ramos
- * Cattle and Fence – Mark Stracke
- * Dock – Chris Pezold
- * FireWise - Andy Piechowski
- * Managed Land Deer Program – JP Krueger

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.

- o WCROA Board action on any applicable business discussed in Executive Session.

Adjourn WCROA Board of Directors Meeting.

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

August 21, 2025 – Silver Creek Fire Hall & Community Center

Board Member Attendees

John Krueger
Fred Machell

John Manton
Mark Poché

WCR Property Owner Attendees

Bill Bishop
Eliza Bishop
Mark Burkett
Lee Kindard
Kay Lester
Claudia Machell
Casey Pezold
Chris Pezold
Andy Piechowski

Helen Piechowski
Rick Ramos
Rob Sarnelli
Aaron Shuta
Jennifer Shuta
Patti Skinner
Tommy Skinner
Mark Stracke
Terry Stracke

Other Attendees

Nelda Duff

Attachments

- Draft Meeting Agenda (Exhibit A)
- Chicken Proposal (Exhibit B)
- Draft Board Meeting Minutes of May 3, 2025 (Exhibit C)
- Draft Electronic Board Meeting Minutes of July 9 - 11, 2025 (Exhibit D)
- Draft Electronic Executive Board Meeting Minutes of May 30 – July 9, 2025 (Exhibit E)
- Insurance Report (Exhibit F)
- WCROA Treasurer's Report (Exhibit G)
- DRB Committee Report (Exhibit H)
- Land Management Committee Report (Exhibit I)
- WCR Maintenance Report (Exhibit J)
- Road Work (Exhibit K)

Business

Having confirmed a quorum of Directors present to conduct the business of the WCROA, Vice President John Paul Krueger called the Board of Directors meeting to order at 6:01 PM, Thursday – August 21, 2025. President Stephen Grigsby and Board member Steve Meyers were absent. Steven Grigsby appointed John Paul Krueger as proxy. Steve Meyers appointed John Manton as proxy. In-person attendance was documented via WCROA Sign-In Sheet.

- **Draft Meeting Agenda Review and Approval.**
John Paul Krueger asked Board Members if there are changes needed to the draft Meeting Agenda provided (see Exhibit A). Hearing no change recommendations, a motion was made by John Paul Krueger that the draft Agenda be accepted for this

meeting. The motion was seconded by Mark Poché and passed with unanimous consensus.

- **Member Comments**

1. Jennifer Shuta brought up the topic of chicken ownership by WCROA members, and that a bill has been introduced in the Texas House (HB 2013) that says HOA's cannot restrict chicken ownership with some restrictions (such as no more than 6 chickens, no roosters, etc.). It appears that this bill has died in committee, but we should continue to monitor what the legislature does to see if they pick this up again in the future. Jennifer reminded us about her handout at the May 3rd Board meeting that provides guidance for consideration if WCROA decides to allow chickens in the future. That handout is attached to these minutes as Exhibit B.
2. Jennifer Shuta commented on a calf getting out last weekend and a neighborhood lady across the street helped her get it back in. Jennifer's question is who knows the code to the side emergency gate next to the middle gate? The gate code would be useful if the middle gate fails to open for whatever reason and someone needs to get out in an emergency. The discussion led to the conclusion that WCROA members should have the side emergency gate code; non-WCROA members would not have the code. Since the code to other locks on the ranch are the same, the code to the emergency gate should be changed to be unique rather than changing all the other codes.
3. Eliza Bishop brought up the issue about the WCROA website being out of date. This is an ongoing issue that dates to 2023 or earlier. The process for updating the website was described as follows: a) Committee chairs who wish to have materials posted on the website email their materials to Nelda requesting them to be posted. b) Nelda forwards the request to John Manton for posting on the website. c) John posts the material when he can get to it (on a voluntary basis, thanks, John). Because this issue continues to be brought up, the board should consider ways to improve this process. There was another issue raised about a page that pops up when material is not available and several members requested that this page be changed or taken down.
4. Another issue raised is that meeting packets don't include all the committee reports. If the meeting packets are incomplete, they should be updated with the missing material, and the update should be sent to WCROA members. The package on the website should also be updated to match what was sent out.
5. Burn piles were brought up. Andy Piechowski reminded everyone that he should be notified when anyone wants to burn.
6. Changing Nelda's status from employee to contractor was discussed. A suggestion was made and noted to have legal review of the documents to make this change.
7. Committee liaisons were brought up. The board needs to review the liaisons and bring them up to date due to recent changes on the board.

8. The issue of cleaning up after floods was brought up. The protocol is to call Nelda if something is blocking the road that is too big to be easily moved. Volunteers help with the cleanup. One suggestion was to send out an email to all homeowners after a significant weather event asking people to volunteer to help with clean up.

Items for Action

- **Appoint Terry Stracke as WCROA Director.**
Chris Kelley resigned as a Director on the WCROA Board of Directors effective July 23, 2025. Terry Stracke was a nominee for the board in April 2025 and has still expressed the desire to serve. John Manton made a motion to appoint Terry to fill the open Director slot from Chris's resignation. The motion was seconded by Mark Poché and subsequently passed by unanimous vote.
- **Review and Approve 5/3/25 Draft Meeting Minutes.**
A motion was made by John Paul Krueger and seconded by John Manton to approve draft meeting minutes of 5/3/25. No further discussion was heard. The motion was passed by unanimous vote.
- **Review and Approve 7/11/25 Draft Electronic Meeting Minutes.**
A motion was made by John Paul Krueger and seconded by John Manton to approve draft meeting minutes of 7/11/25. No further discussion was heard. The motion was passed by unanimous vote.
- **Review and Approve 7/13/25 Draft Electronic Meeting Minutes.**
A motion was made by John Paul Krueger and seconded by John Manton to approve draft meeting minutes of 7/13/25. No further discussion was heard. The motion was passed by unanimous vote.
- **Appoint Mike Burkett to the Design Review Board (DRB).**
Terry Stracke had to step down from the DRB since members on the DRB cannot also be member of the WCROA Board of Directors. Mike Burkett has agreed to serve on the DRB. A motion was made by John Manton to appoint Mike Burkett to the DRB. The motion was seconded by Fred Machell, and passed by unanimous vote.
- **Appoint John Paul Krueger as MLDP Chair.**
Hellen Piechowski stepped down from the MLDP Chair position after many years of service appreciated by the WCROA. A motion was made by Mark Poché to appoint John Paul Krueger as MLDP Chair with JP's agreement to serve in this role. The motion was seconded by John Manton and passed by unanimous vote.
- **Appoint Carol Weathers, Cindy Taniguchi and Lyn Mefford as CC&R Amendment Committee.**
This item generated much discussion. There were several members who questioned the need for this committee. The effort to amend the CC&R's will be done by volunteers (whether they are on a committee or not). JP Krueger made a motion to defer this item until the full board can discuss how to proceed. The motion was seconded by John Manton and agreed by unanimous vote to defer this item.
- **Main Gate Redesign.**
Jennifer Shuta presented two plans for the redesign. Both plans involve removal of the current landscaping and replacing with xeriscaping and native plants similar to what we have with the middle gate. The goal is to have something that looks nice and uses less

water while requiring less maintenance, and both plans would accomplish that. The less expensive, practical plan (\$11.0K) appears more reasonable given cost constraints. The cost savings from reduced water usage and lower maintenance would be recouped in 6 to 10 years for the less expensive plan. A motion was made by JP to table this initiative until the next meeting. The motion was seconded by John Manton and passed by unanimous vote.

Committee Reports

- **Insurance – Rick Ramos (See Exhibit F)**

1. All insurance policies for 2025 have been renewed except one. The last one up for renewal in December is one for volunteer accident insurance (\$300 annually).
2. Our insurance costs were reduced by over 40% from 2024 to 2025. Most of the savings came from changing carriers on D&O insurance.
3. Our coverage looks good with our main exposure being the pavilions and the dock not being covered for wind damage.

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

1. \$146.3K in Operating fund (Cash in money market account)
2. \$113.3K in road reserve fund (mostly contained in the two CD's listed below)
3. Road reserve funding for this year was reallocated to pay for dock purchase
3. \$54.7K in Operations-Sustainability (Rainy Day) Fund
4. \$7K in Contingency Allowance
5. Two CD's totaling \$115.3K
6. A 3rd CD for \$44K was used to pay for road repair last year.
7. Dues collection: 66 Owners paid in full, 2 Owners on Monthly Plan. No owners delinquent on annual dues.
8. Accounting will be taken over by John Paul Krueger's firm, pro bono. This move has been delayed due to the July flooding but is expected to happen very soon.
9. Questions were raised about excess money on hand (cash and rainy day fund). The board's position is that any excess funds should be prioritized to cover the long-term road maintenance plan since that is WCROA's biggest expense. Implementing the long-term road maintenance plan may require a special assessment and/or dues increase even if all the excess funds are allocated to road maintenance. Other uses of excess funds is a topic for future discussion.

- **Design Review Board – Rob Sarnelli (See Exhibit H)**

1. 3 Improvement Projects complete.
 - Taniguchi's, new barn.
 - Machell's, replacement windows.
 - Dixon's, water tank.
2. 3 Improvement Projects started
 - Stark's, moving storage building
 - Krueger's, perimeter fence
 - Grigsby's, guest house.
3. 3 Improvement Projects complete.
 - WR-1B1A (Kwolek) new construction approved, site work started.
 - MCE-3 (Tamolones) new construction approved, foundation started.
 - ER-13A (Hughes) Preliminary plans in review.

- **Land Management Report – Eliza Bishop (See Exhibit I)**
 1. \$17.8K budgeted for 2025
 2. \$14.8K expended to date, \$3.0K remaining
 3. List of projects provided in Exhibit I
 - Road side clearing for Safety
 - Fire Wise Projects
 - Culvert Maintenance
 - Public Area Maintenance
 - Pavillion and Parking Area Maintenance
 - Dock Area Maintenance
 4. Specific tasks performed in these projects since the Board meeting on May 3, 2025 include:
 - Burn brush
 - Cut and remove dead cedar trees
 - Cut up and remove debris in Adams Creek
 - Tunnel: remove limbs with flags and cut trees overhanging the road
 - Raise canopies for Fire Wise
 - Pick up and move 20 loads of tree cuttings/brush
 - Numerous volunteer efforts listed in Exhibit I.
- **Maintenance Report – Nelda Duff (See Exhibit J.)**
 1. Activities since last Board meeting are listed in Exhibit J.
 2. Projects completed and planned for the end of 2025 are outlined in Exhibit J.
- **Road Work – Kim Taniguchi (See Exhibit K.)**
 1. Kim was not present at the meeting, nor Steve Meyers who is the Board liaison for Road Work.
 2. JP discussed the long-term road maintenance plan provided by Kim. The plan resurfaces all of the roads on a 10-year cycle.
 3. Kim will present the plan and answer questions at the November Board meeting. Funding will be an important consideration in implementing a plan going forward.
- **Cattle and Fence Report – Mark Stracke**
 1. Several water gaps were repaired after the July floods.
 2. Fence work planned for Q4 when weather is cooler.
 3. We lost one cow possibly due to lightning strike.
- **Dock – Chris Pezold**
 1. The dock had to be moved several times with the lake rising from 40% to 100% full in a short time.
 2. New protocol completed for moving the dock should make this easier.
- **Firewise – Andy Piechowski**
 1. There are forms to fill out if working on clearing projects. These forms help the ranch get the annual Firewise renewals.
 2. In the event of fire and the route to exit the ranch is blocked, there is a road between the Skinner's and Piechowski's that you can go to, and a gate that goes on legacy that you can go miles away from a fire. Andy agreed to update the maps on the website to make it clear where to go in a fire event.
- **Managed Lands Deer Program (MLDP) – John Paul Krueger**

An email was sent out on September 5th describing the participation process for new homeowners not familiar with the program. Any homeowners interested in acquiring

deer meat need to sign up with Nelda – requests are taken on a first-come, first-serve basis.

A motion to adjourn the meeting was made by John Manton and seconded by JP Krueger. No further discussion was had. The motion was approved with unanimous agreement at approximately 8:04 PM. No Executive Session was held.

Action Items

2025-01. Main Gate Redesign. Jennifer presented two options as discussed above. Recommend closing this action item. The board has follow-up action to take to decide if main gate redesign will be included in the 2026 budget or deferred to later years.

2025-02. Road Resurface Plan. The Board requested Kim Taniguchi to present the Road Maintenance Committee's repair plan at the next Board meeting. Kim was not present at the 8/21/2025, so this action item remains open to be addressed at the next board meeting (11/22/2025 @ 0900).

Other Items of Interest:

1. JP Krueger reported that the well on his property tested positive for four different bacteria's. Kelly Tarla has reported there are many wells in Burnet County testing positive for bacteria after the July floods. Other WCR homeowners may want to have their wells tested.

2. Someone raised a question about what it would take to obtain a Wildlife exemption for the entire ranch. This is worth consideration because a Wildlife exemption provides the same tax break as an Ag exemption, and there is the possibility of losing the Ag exemption if the rancher removes his cattle.

Recorded and certified by

Fred Machell, WCROA Secretary

Date

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

August 26 – September 2, 2025

Board Member Attendees

Steven Grigsby	Mark Poché
John Paul Krueger	Fred Machell
John Manton	Terry Stracke
Steve Meyers	

Item for Action

Discussion and approval of a request to subdivide the Meier's tract MCE-2.

The WCROA Board of Directors conducted electronic communications per email between August 26, 2025 and September 2, 2025 concerning the request to subdivide the Meier's tract MCE-2. CC&R section 8.21 permits subdivision of a tract if a) the request is from an original purchaser of the tract, and b) the two separate parcels contain at least six (6) acres. A preliminary replat was provided that shows MCE-2 divided into two parcels, MCE-2A (15.7 acres) and MCE-2B (18.4 acres).

Since both requirements for subdivision are met, a motion was made by Steven Grigsby on August 27, 2025 at 8:50 AM to approve the request. The motion was seconded by John Manton on August 27, 2025 at 9:07 AM. No further discussion was had and the motion was subsequently approved unanimously by email vote. The electronic meeting was adjourned on September 2, 2025 at 11:42 AM.

Recorded and certified by:

Fred Machell, WCROA Secretary

Date

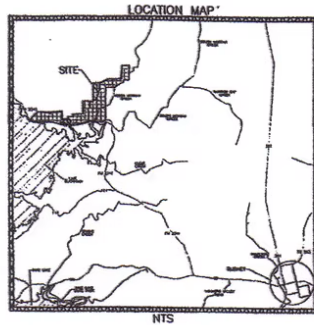
WCR Road Spending Plan - 2025
revision 0

Date	Income	Expense	Road Reserve Fund Balance	Road section/Remarks	Last Resurfaced	Age of section, years	Road Length, miles	Road width, ft	Road Area, ft ²	Escalation, YOY	Cost per ft ² of chip seal, > 1 mile
2022			\$179,804	Balance at 2022 year end							
2023	\$40,000	\$105,676	\$114,128	Work by Asphalt Paving and Maintenance - Road edges on all ranch roads (except Chestnut Crossing, Middle and East Gate entrances) Chip seal Main Gate/Equestrian Trail to dumpsters including Main Gate entrance from RR2341 Chip seal The Pass road to the Pavilion Pavilion parking lot (Based on APM quote, 01 May 2023)	2015	8					\$0.60
2024	\$45,000	\$45,780	\$113,348	Actual contracted work. Actual cost is shown - Road repairs in various areas, chip seal Middle and East Gate entrance, chip seal ranch road adjacent to Middle Gate and Hampton House, crack seal ranch roads west of Morgan Creek.	na	na					\$1.00
2025	\$0	\$0	\$113,348	no work, no contribution	na	na	0.00	0	0	3%	\$0.60
2026	\$55,000	\$64,817 \$11,490	\$92,040	1 - Legacy to Hampton House 13 - Dock road	2015 2000	11 26	1.10 0.27	18 13	104,544 18,533	3%	\$0.62
2027	\$65,000	\$79,682	\$77,359	8 - White Bluff Road	2016	11	1.31	18	124,502	3%	\$0.64
2028	\$75,000	\$26,972 \$75,272 \$5,018	\$45,097	5 - Davis Way to cattle guard at mail shed 4 - The Pass to Davis Way, Davis Way 9 - Middle Gate entrance to WCR Road	2016 2016 2024	12 12 4	0.43 1.20 0.08	18 18 18	40,867 114,048 7,603	3%	\$0.66
2029	\$75,000	\$81,143	\$38,954	3 - Morgan Cove to The Pass	2017	12	1.13	20	119,328	3%	\$0.68
2030	\$75,000	\$79,168 \$27,942 \$3,326	\$3,517	2 - Hampton House to Morgan Cove, Morgan Cove 12 - Chestnut Crossing 11 - East Gate entrance	2017 2018 2024	13 12 6	1.19 0.42 0.05	18 18 18	113,098 39,917 4,752	3%	\$0.70
2031	\$75,000	\$0	\$78,517	no work	na	na	0.00	0	0	3%	\$0.72
2032	\$75,000	\$0	\$153,517	no work	na	na	0.00	0	0	3%	\$0.74
2033	\$75,000	\$8,668 \$18,058 \$25,883	\$175,909	6 - Main Gate entrance to cattle guard at mail shed 7 - Cattle guard at mail shed to dumpsters 10 - The Pass road	2023 2023 2023	10 10 10	0.12 0.25 0.43	18 18 15	11,405 23,760 34,056	3%	\$0.76
2034	\$75,000	\$0	\$250,909	no work	na	na	0.00	0	0	3%	\$0.78
2035	\$75,000	\$0	\$325,909	no work	na	na	0.00	0	0	3%	\$0.81
2036	\$75,000	\$86,772 \$15,382	\$298,756	1 - Legacy to Hampton House 13 - Dock road	2026 2026	10 10	1.10 0.27	18 13	104,544 18,533	3%	\$0.83
2037	\$75,000	\$107,072	\$266,684	8 - White Bluff Road	2027	10	1.31	18	124,502	3%	\$0.86
2038	\$75,000	\$35,963 \$100,362 \$6,691	\$198,667	5 - Davis Way to cattle guard at mail shed 4 - The Pass to Davis Way, Davis Way 9 - Middle Gate entrance to WCR Road	2028 2028 2028	10 10 10	0.43 1.20 0.08	18 18 18	40,867 114,048 7,603	3%	\$0.88
2039	\$75,000	\$108,588	\$165,079	3 - Morgan Cove to The Pass	2029	10	1.13	20	119,328	3%	\$0.91
2040	\$75,000	\$105,181 \$37,123 \$4,419	\$93,356	2 - Hampton House to Morgan Cove, Morgan Cove 12 - Chestnut Crossing 11 - East Gate entrance	2030 2030 2030	10 10 10	1.19 0.42 0.05	18 18 18	113,098 39,917 4,752	3%	\$0.93
2041	\$75,000	\$0	\$168,356	no work	na	na	0.00	0	0	3%	\$0.96
2042	\$75,000	\$0	\$243,356	no work	na	na	0.00	0	0	3%	\$0.99

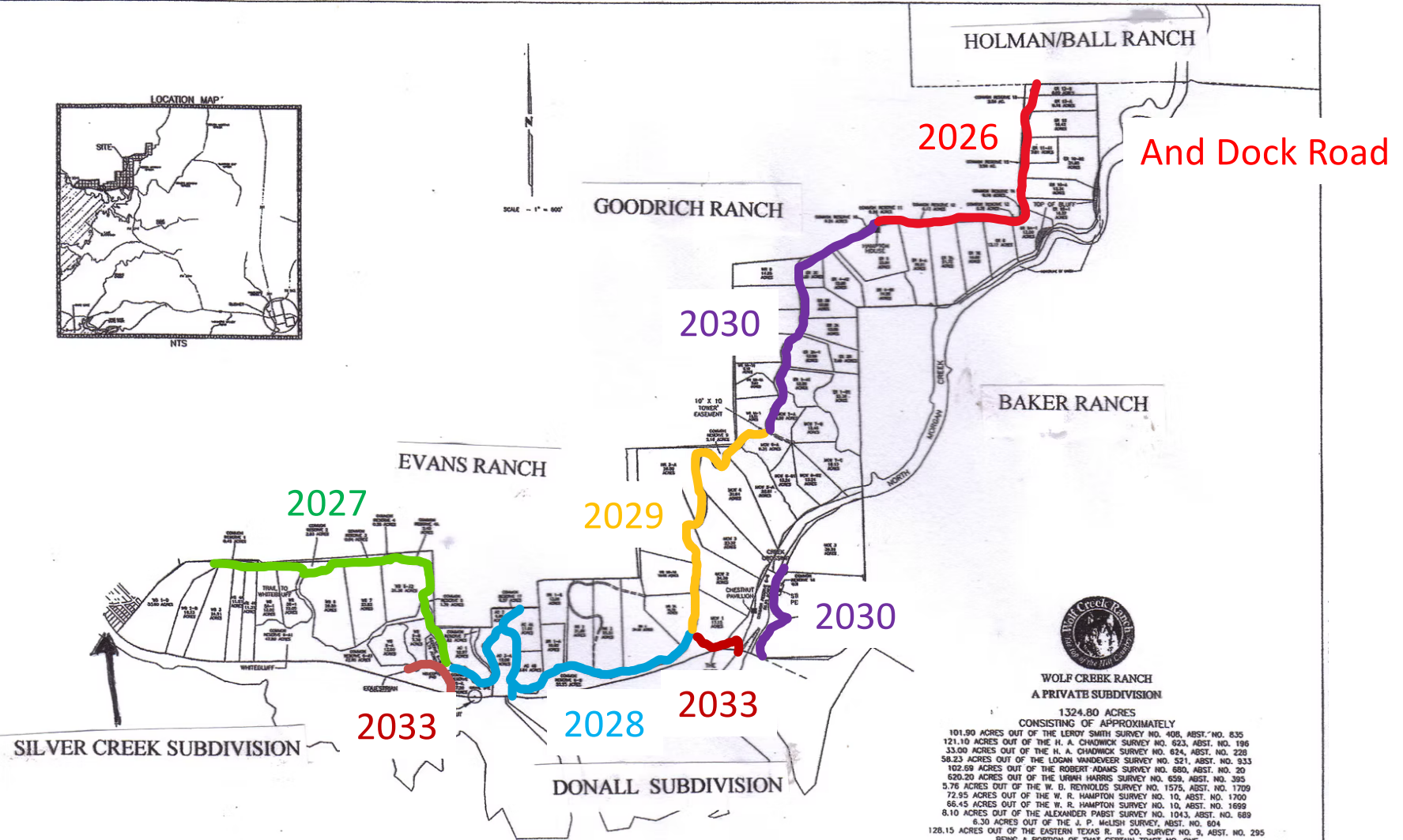
WCR Road Spending Plan - 2025
revision 0

Date	Income	Expense	Road Reserve Fund Balance	Road section/Remarks	Last Resurfaced	Age of section, years	Road Length, miles	Road width, ft	Road Area, ft ²	Escalation, YOY	Cost per ft ² of chip seal, > 1 mile
2043	\$85,000	\$11,633	\$257,751	6 - Main Gate entrance to cattle guard at mail shed	2033	10	0.12	18	11,405	3%	\$1.02
		\$24,235		7 - Cattle guard at mail shed to dumpsters	2033	10	0.25	18	23,760		
		\$34,737		10 - The Pass road	2033	10	0.43	15	34,056		
2044	\$85,000	\$0	\$342,751	no work	na	na	0.00	0	0	3%	\$1.05
2045	\$85,000	\$0	\$427,751	no work	na	na	0.00	0	0	3%	\$1.08
2046	\$85,000	\$117,089	\$374,905	1 - Legacy to Hampton House	2036	10	1.10	18	104,544	3%	\$1.12
		\$20,757		13 - Dock road	2036	10	0.27	13	18,533		
2047	\$85,000	\$143,178	\$316,727	8 - White Bluff Road	2037	10	1.31	18	124,502	3%	\$1.15
2048	\$85,000	\$48,223	\$209,955	5 - Davis Way to cattle guard at mail shed	2038	10	0.43	18	40,867	3%	\$1.18
		\$134,577		4 - The Pass to Davis Way, Davis Way	2038	10	1.20	18	114,048		
		\$8,972		9 - Middle Gate entrance to WCR Road	2038	10	0.08	18	7,603		
2049	\$85,000	\$145,580	\$149,375	3 - Morgan Cove to The Pass	2039	10	1.13	20	119,328	3%	\$1.22
2050	\$85,000	\$142,503	\$35,590	2 - Hampton House to Morgan Cove, Morgan Cove	2040	10	1.19	18	113,098	3%	\$1.26
		\$50,295		12 - Chestnut Crossing	2040	10	0.42	18	39,917		
		\$5,988		11 - East Gate entrance	2040	10	0.05	18	4,752		
2051	\$85,000	\$0	\$120,590	no work	na	na	0.00	0	0	3%	\$1.29
2052	\$85,000	\$0	\$205,590	no work	na	na	0.00	0	0	3%	\$1.33

Road Plan Map



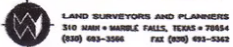
SCALE - 1" = 800'



WOLF CREEK RANCH
A PRIVATE SUBDIVISION

1324.80 ACRES
CONSISTING OF APPROXIMATELY
101.90 ACRES OUT OF THE LEROY SMITH SURVEY NO. 408, ABST. NO. 835
121.10 ACRES OUT OF THE H. A. CHADWICK SURVEY NO. 623, ABST. NO. 196
33.00 ACRES OUT OF THE H. A. CHADWICK SURVEY NO. 624, ABST. NO. 228
58.23 ACRES OUT OF THE LUDAN WANDICKER SURVEY NO. 521, ABST. NO. 933
58.23 ACRES OUT OF THE LUDAN WANDICKER SURVEY NO. 680, ABST. NO. 20
102.69 ACRES OUT OF THE ROBERT ADAMS SURVEY NO. 659, ABST. NO. 395
620.20 ACRES OUT OF THE URBAN HARRIS SURVEY NO. 659, ABST. NO. 395
5.76 ACRES OUT OF THE W. B. REYNOLDS SURVEY NO. 1575, ABST. NO. 1709
72.55 ACRES OUT OF THE W. R. HAMPTON SURVEY NO. 10, ABST. NO. 1700
66.45 ACRES OUT OF THE W. R. HAMPTON SURVEY NO. 10, ABST. NO. 1699
8.10 ACRES OUT OF THE ALEXANDER PARIST SURVEY NO. 1043, ABST. NO. 689
6.30 ACRES OUT OF THE J. P. MALUSH SURVEY, ABST. NO. 604
128.15 ACRES OUT OF THE EASTERN TEXAS R. R. CO. SURVEY NO. 9, ABST. NO. 295
BEING A PORTION OF THAT CERTAIN TRACT NO. ONE
CONVEYED TO BUCHANAN INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP IN
VOLUME 0916, PG. 0728
OFFICIAL PUBLIC RECORDS OF BURNETT COUNTY TEXAS
BURNETT COUNTY, TEXAS

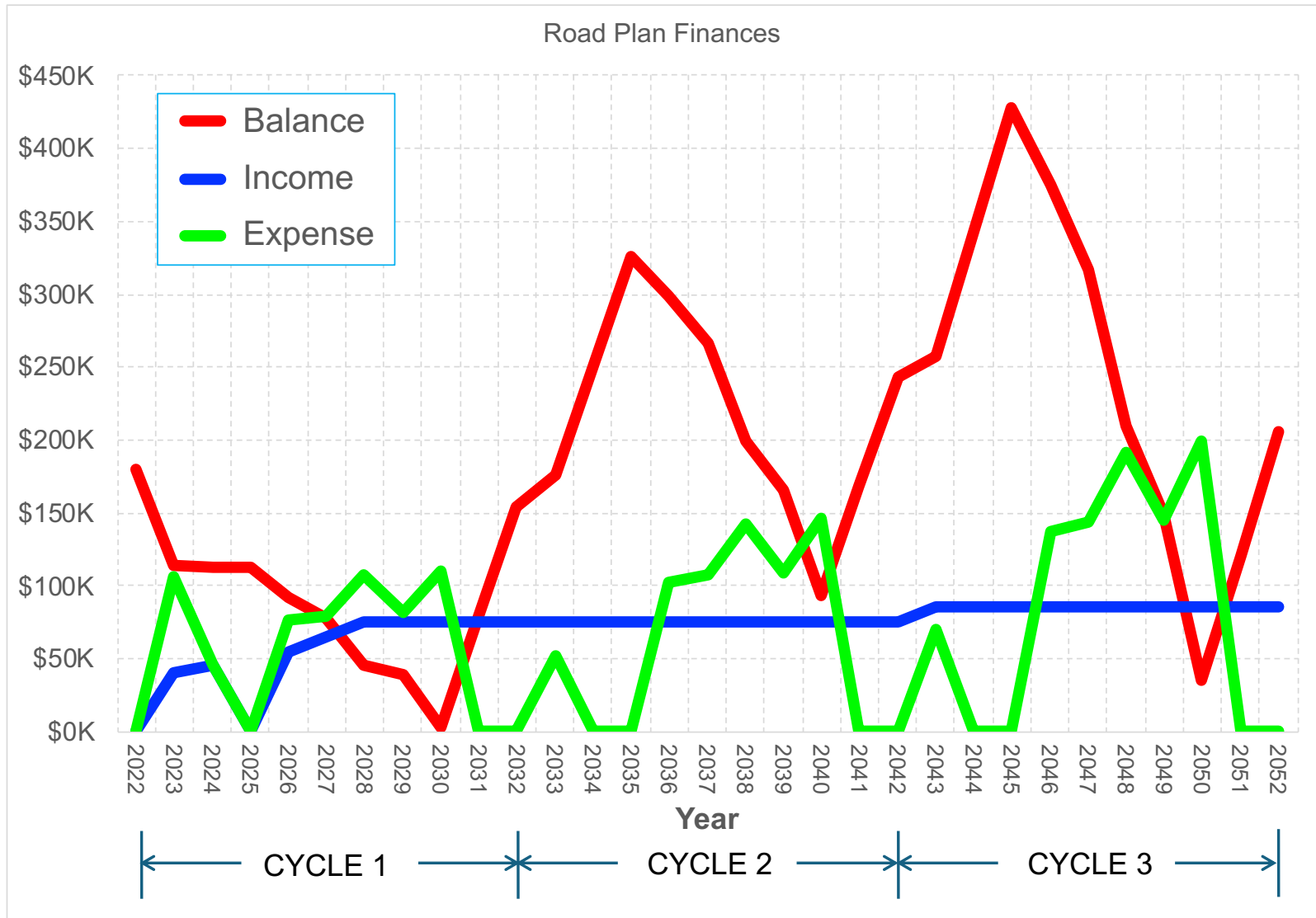
Willis - Sherman Associates, Inc.



LAND SURVEYORS AND PLANNERS
310 MAIN • MARBLE FALLS, TEXAS • 78654
(817) 493-3366 FAX (817) 493-5362

Cycle 2 Repeats 10 Years Later
Cycle 3 Repeats 20 Years Later

Road Fund for 30-Year Plan



2026 Dues Payment Plan

Wolf Creek Ranch Owners Association

TOTAL 2026 DUES: \$2,700.00

<i>SINGLE PAYMENT METHOD</i>		
<i>IF PAID BY:</i>	<i>HANDLING FEE</i>	<i>AMOUNT DUE</i>
FEBRUARY 15, 2026	\$0.00	\$2,700.00

<i>MONTHLY PAYMENT METHOD *</i> <i>(\$225 MONTHLY PAYMENT + \$27.00 HANDLING FEE)</i>			
<i>MONTHLY DUE DATES:</i>	<i>HANDLING FEE</i>	<i>AMOUNT DUE</i>	<i>MAX BALANCE TO AVOID SERVICE CHARGE^{1,2}</i>
JAN 15, 2026	\$27.00	\$252.00	\$2,475.00
FEB 15, 2026	\$27.00	\$252.00	\$2,250.00
MAR 15, 2026	\$27.00	\$252.00	\$2,025.00
APR 15, 2026	\$27.00	\$252.00	\$1,800.00
MAY 15, 2026	\$27.00	\$252.00	\$1,575.00
JUN 15, 2026	\$27.00	\$252.00	\$1,350.00
JUL 15, 2026	\$27.00	\$252.00	\$1,125.00
AUG 15, 2026	\$27.00	\$252.00	\$900.00
SEP 15, 2026	\$27.00	\$252.00	\$675.00
OCT 15, 2026	\$27.00	\$252.00	\$450.00
NOV 15, 2026	\$27.00	\$252.00	\$225.00
DEC 15, 2026	\$27.00	\$252.00	\$0.00
<i>TOTAL OF MONTHLY PAYMENTS</i>		<i>\$3,024.00</i>	

*** 2026 DUES AND ASSESSMENTS COLLECTION POLICY****

1. DELINQUENCY OCCURS WHEN AN OWNER'S BALANCE ON THE DATE IN THE LEFTMOST COLUMN IS GREATER THAN THE AMOUNT SHOWN IN THE RIGHTMOST COLUMN IN THE TABLE ABOVE.
2. A SERVICE CHARGE OF \$25 WILL BE ADDED TO THE ACCOUNT BALANCE OF AN OWNER FOR EACH MONTH THAT THE OWNER IS DELINQUENT ON DUES AND/OR ASSESSMENTS IN ADDITION TO THE MONTHLY INTEREST RATE.
3. IF AN OWNER IS DELINQUENT FOR 90 DAYS OR LONGER, IN ADDITION TO THE MONTHLY \$25 SERVICE CHARGE, THE BOARD WILL SUSPEND THE OWNER'S PRIVILEGES TO USE OR ENJOY THE COMMONS AND MAY COMMENCE COLLECTION THROUGH LEGAL ACTION.
4. ANY COST OF COLLECTION, INCLUDING REASONABLE ATTORNEYS' FEES, WILL BE ADDED TO THE OWNER'S DELINQUENT BALANCE.

** IN ACCORDANCE WITH ARTICLE 5 OF THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WOLF CREEK RANCH, BURNET COUNTY, TEXAS -- REV.1.21.2009

Mail payments to:
Wolf Creek Ranch Owners Association
10233 Ranch Road 2341
Burnet, TX 78611

Wolf Creek Ranch Owners' Association

Treasurers Report

Q4 - Nov 22nd 2025

CPA's Statement of Assets, Liabilities and Equity – 10/31/2025 (attached)

- **Cash (Operating fund, MM) \$126,600**
- **Road Reserve** stands at **\$113, 348** (This is mostly contained within the 2 CD's listed below)
- **Operations –Sustainability (Rainy Day) \$54,750**
- **Contingency Allowance** is **\$7,000**
- **Two CD's totaling \$114,786**

Statement of Actual to Budget Variance Report – 10/31/2025 (Attached)

2025 Dues Collection Status:

- **67** Owners are paid in full, **1** Owner is on the Monthly Plan as of 2025-10-15.

Transition from accounting firm ORW to 5-Stone in progress

- Process of transitioning from ORW to 5Stone is mostly complete. Work continues on getting Chart of Accounts lined up and implementing Budget information.
- Future reporting from 5-Stone to include an improved Statement of Assets, Liabilities, and Equity report.

Budget Notes

- **Gates** went over budget due to the East Gate impacted by at least 2 separate vehicle impacts
- **Road** repairs over with additional crack sealing done
- **Dock** repairs needed to address issues in dealing with the lake rising suddenly
- **Website** over on annual fee due to a 2-year subscription rather than single year (cost savings)

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

John Manton
WCR Treasurer

Monthly Reports:Company-Balance Sheet

As of October 31, 2025

	Total
ASSETS	
Current Assets	
Bank Accounts	
1102 Cash-Wells Fargo #3191	42,089.52
1106 PNC Bank Money Market - 1615	71,044.56
Total Bank Accounts	113,134.08
Accounts Receivable	
1200 Dues Accounts Receivable	132.00
Total Accounts Receivable	132.00
Other Current Assets	
1109 Wells Fargo/WCROA CD 2113	22,957.26
1111 Wells Fargo/WCROA CD 6817	91,829.04
1320 Gate Clickers for Sale	466.71
Total Other Current Assets	115,253.01
Total Current Assets	228,519.09
Fixed Assets	
1300 Equipment & Fixtures	2,850.00
1400 Accumulated Depreciation	-2,850.00
Total Fixed Assets	0.00
TOTAL ASSETS	\$228,519.09
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2300 Employment Taxes Payable	0.01
2330 FUTA Payable	42.00
Total Other Current Liabilities	42.01
Total Current Liabilities	42.01
Total Liabilities	42.01
Equity	
3010 Cap Maint-Road Resurf Res Fund	113,348.49
3020 Operations-Sustainability Fund	54,750.00
3045 Contingency Allowance	7,000.00
32000 Retained Earnings	25,077.36
Net Income	28,301.23
Total Equity	228,477.08
TOTAL LIABILITIES AND EQUITY	\$228,519.09

Monthly Reports: Budget vs. Actuals Variance Report Tax Basis

January - October, 2025

	Actual	Budget	over Budget	Total % of Budget
INCOME				
4000 Annual Dues Assessments	183,600.00	183,600.00	0.00	100.00 %
4002 Handling Fee & Late Fees	1,524.00		1,524.00	
4004 Prior Year Carryover		12,000.00	-12,000.00	
4005 Grass Lease	2,000.00	2,000.00	0.00	100.00 %
4020 Interest Income	5.99		5.99	
4025 Miscellaneous Income	207.78		207.78	
Total Income	187,337.77	197,600.00	-10,262.23	94.81 %
GROSS PROFIT	187,337.77	197,600.00	-10,262.23	94.81 %
EXPENSES				
5001 Wages	29,142.43	35,880.00	-6,737.57	81.22 %
5010 Payroll Tax Expense	1,279.27	2,500.00	-1,220.73	51.17 %
5011 Futa Expense	42.00	110.00	-68.00	38.18 %
5012 Suta Expense	22.50	75.00	-52.50	30.00 %
5015 Mileage Reimbursement	371.85	700.00	-328.15	53.12 %
5020 Contract Labor	6,620.00	7,000.00	-380.00	94.57 %
5025 Computer & Internet Expense	1,403.09	1,600.00	-196.91	87.69 %
5030 Insurance Expense	8,848.07	16,100.00	-7,251.93	54.96 %
5040 Firewise Expense	308.72	2,000.00	-1,691.28	15.44 %
5055 Office Expense	819.27	1,200.00	-380.73	68.27 %
5056 Bank Charges		50.00	-50.00	
5065 Postage & Delivery	205.60	300.00	-94.40	68.53 %
5069 Legal & Consulting		1,000.00	-1,000.00	
5070 Accounting Fees	5,636.20	7,800.00	-2,163.80	72.26 %
5072 Events/Annual Board Meeting	215.69	500.00	-284.31	43.14 %
5081 Repairs & Maintenance-Gates	1,820.10	965.00	855.10	188.61 %
5082 Repairs & Maintenance-Dock	2,445.62	2,000.00	445.62	122.28 %
5083 Repairs & Maintenance-Fences	900.00	1,000.00	-100.00	90.00 %
5084 Repairs & Maintenance-Roads	2,014.16	500.00	1,514.16	402.83 %
5085 Tools, Equipment & Supplies	309.51	300.00	9.51	103.17 %
5086 R & M-Facilities & Grounds	3,270.66	5,700.00	-2,429.34	57.38 %
5090 Telephone - Office	2,557.53	2,700.00	-142.47	94.72 %
5091 Telephone - Gates	2,559.49	2,700.00	-140.51	94.80 %
5110 Utilities	4,115.75	5,300.00	-1,184.25	77.66 %
5115 Website	675.48	290.00	385.48	232.92 %
5120 Trash Pick-Up	9,177.43	10,400.00	-1,222.57	88.24 %
5210 Groundskeeping	5,192.22	5,400.00	-207.78	96.15 %
5220 Wildlife Management	290.00	1,300.00	-1,010.00	22.31 %
5300 Property Taxes	2,532.89	2,535.00	-2.11	99.92 %

	Actual	Budget	over Budget	Total % of Budget
5400 Licenses and Permits - Dock	75.00	100.00	-25.00	75.00 %
5600 Lease-Boat Dock	682.66	685.00	-2.34	99.66 %
7000 Federal Income Tax Expense		110.00	-110.00	
8025 Dock Repair		2,000.00	-2,000.00	
8030 Fence Section Replacement		9,000.00	-9,000.00	
8050 Cactus Abatement/Land Mgmt.	15,140.35	17,800.00	-2,659.65	85.06 %
8052 Ranch Enhancements	50,363.00	50,000.00	363.00	100.73 %
Total Expenses	159,036.54	197,600.00	-38,563.46	80.48 %
NET OPERATING INCOME	28,301.23	0.00	28,301.23	0.00%
NET INCOME	\$28,301.23	\$0.00	\$28,301.23	0.00%

DRB Project Status List - Updated 11-13-2025

Owner	Tract	DRB POC	App Date	Project	Issues	Conform	Variance	Contractor	Approval	Start	Anticipated Completion	Status
NEW CONSTRUCTION / ADDITIONS / MODIFICATIONS IN PROGRESS												
Kwolek	WR-1B1A	Andy	2/12/2024	New Build	None	Yes	Se back	David Weekly Homes	3/25/2025	08-2025	TBD	Framing. Chimney color and house color to be approved
Tamulones	MCE-3	Rob	11/13/2024	New Build	None	Yes	None	Currey Builders	07-27-25	08-01-25	08-2026	Framing
Stark	HR-2A	Rob	N/A	Relocate Visible Storage Container	Visible Storage Container	No	None	Self	N/A	N/A	10-31-25	Verify relocation
Krueger	ER-4A	Rob / Andy	06-02-25 11-07-25	Perimeter and Frontage Fence		Yes	None	Self	06-03-25 11-13-25	06-09-25	TBD	Perimeter fence installed. Frontage fence submitted and approved
Machell	ER-1A	TBD	09-19-2025	Roof Replacement	None	Yes	No	Precision Metal	9-30-25	TBD	TBD	Not started as of 11-07-25
Machell	ER-1A	TBD	09-19-2025	Deck Replacement	None	Yes	No	Outdoor Living Group	09-30-25	TBD	TBD	Not started as of 11-07-25
Lester	RR-1	TBD	10-02-2025	Solar Panel Installation	None	Yes	No	IES	10-12-25	10-06-25	10-13-25	Status not yet determined
Piechowski	ER-13B	TBD	10-20-2025	Metal Outbuilding Installation	None	Yes	No	Joshua Sherak	10-25-25	11-15-25 EST.	12-15-25 EST.	Building perimeter staked
ON THE BOARDS												
Hughes	ER-13A	TBD		New Build	Yes		Yes		TBD			Preliminary Plan sent for house location. Variance request for zero setback on South PL. (!) On site review requested by DRB 08-12-25
Tomlinson	MC-2 / MC-3	TBD	TBD	New Build					TBD			Site cleared and prepped. PEC poles to be relocated
RECENTLY COMPLETED 2025												
Dixon	HR-3A	Rob	06-16-2025	Water Tank	None	Yes	No		06-24-25	07-2025		Complete
Stracke	MCW-6A	Rob	08-27-2025	Concrete Driveway	None	Yes	No	Lalo Sanchez	08-28-25	09-2025	09-17-2025	Complete
Taniguchi	MCW-7B	Terry	11/12/2024	New Barn	None	Yes	None	Self	12-12-24	04-01-25		Complete
Machell	ER-1A	Rob / Andy	08-08-2025	Window Replacement	None	Yes	None	Power Home Remodeling Group	08-12-25	08-22-25	08-23-25	Complete (To Be Verified)
Grigsby	WR 2/3	Rob / Terry	07-10-2025	Guest House	None	Yes	None	TBD	07-27-25	09-2025	03-2026	Project Cancelled
Tomlinson	MC-2 / MC-3	TBD	10-06-2025	Site Preparation	None	Yes	No	Kingdom Home Services	10-06-25	10-07-25	10-17-25	Site cleared and prepped. PEC poles to be relocated

Wolf Creek Ranch Owners Association
Land Management Report
November 22, 2025

Budget for 2025: **\$17,800**

Amount spent as of 11/22/25: **\$15,141**

Remaining funds for 2025: **\$2,659**

Proposed List of Work / Projects for The Commons for 2025/2026:

- Curve on WB-8/ Line of sight / Trim brush under Oak Trees (Ask for permission from owner)
Eliza/Ramon
- Office area- Remove dead limb in Oak Tree
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 along RR 2341 in front of AC-4 – Remove brush/raise canopy of trees
Eliza/Ramon
- Commons – across from WB- 6-8 – Cut Brush and remove, stump spray/Raise canopy of Cedars
Eliza/Ramon
- Commons – (front of MCE-3) – Cut and spray (Remedy/Diesel) Persimmon for additional pastureland
Eliza/Ramon
- Commons– in front of MCE-3 - Remove dead trees caught along/in creek and in trees
Eliza/Ramon
- Office Area – Clean Ball Moss out of Oak Trees/Raise canopy
Eliza/Ramon
- Commons – (Left side of Helipad) – Cut and spray (Remedy Diesel) to reclaim pasture area (not until 2026)
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
Eliza/Jennifer/Randy
- WB Trail – spray regrowth of brush and bramble with Pasture guard/Remedy/Diesel
Eliza/Ramon
- Morgan Creek – Remove dead trees along creek close to RR 2341
Eliza/Ramon
- Commons along ALL roadsides – Cut, spray stump and remove brush/raise canopy
Eliza/Ramon
- White Bluff Road – Remove vines out of Oak Tree
Eliza/Ramon

Barn area – Create pasture area per recommendation of Kelly Tarla (Texas A&M extension)
Eliza/Ramon
Dock – Remove vines, ball moss, and dead limbs out of trees Oak Trees
Eliza/Ramon
Dock – Remove dead trees
Eliza/Ramon
Main Gate pasture – remove dead limbs out of trees
Eliza/Ramon
Pig Pen area – Remove dead tree 5/28, ongoing
Eliza/Ramon
Burn Brush – burn large brush pile by Morgan Creek Fall
Eliza/Jennifer/Ramon
Wolf Creek Ranch Road Easement – Trim Oak Trees hanging over road and shoulder area
Eliza/Ramon/Jennifer
Inform - Discuss with property owners
Morgan Creek – Remove debris caught on rocks
Eliza/Ramon

Land Management Committee

Eliza Bishop (Chair)	713-385-9389
Randy Lester	214-803-2424
Jennifer Shuta	859-512-4170

WCR Maintenance Report

November 22, 2025 WCROA Board Meeting

Nelda Duff, Ranch Manager

Activities since last Board meeting:

- Repair damaged East Gate
- Shock and water test WCR well (coliform still detected)
- Test bathroom and office water
- Set out cold protection boxes at Firewise tanks
- Paint/touch-up sign posts, Barn posts and mailbox posts (on going)
- Install new burn ban signs
- Verify battery backup system – all gates
- Repair electric fence
- Miscellaneous maintenance

2025 Proposed Projects:

Project	Project Description	Priority	Cost Est\$	Budgeted?	Actual Cost\$
Well	Replace well backflow valve/turned out be a pipe leak	1.0	\$750.00	Y	\$285.00
Gate Landscaping	Mulch for Main and East Gates	1.1	\$300.00	Y	\$324.00
Gate Plants	Add/replace select plants at gate entrance	1.1	\$1,000.00	Y	\$482.00
Flags at Main Gate	Replace US & Texas flags	1.2	\$350.00	Y	\$260.00
Misc supplies & materials	misc hardware, ant bait,gate hinge grease, etc.	1.3	\$2,300.00	Y	\$2,535.00
Ranch Signage Updates	Replace rotting posts, add select new signs	2.0	\$500.00	Y	
Main Gate Watering	Reconfigure sprinkler heads/locations	2.1	\$225.00	Y	
Pavilion table	Resurface table top of round table near water				
Paint Barn	West side hail marks				
Pavilion safety Railing	Safety Steps and railing at Pavilion				
Mailbox/Pavilion seal	Seal cement pad (500sqft + 900sqft)				
Well	Excavate & install pressure, misc fittings			N	\$715.00
East Gate	Repair damage			N	\$800.00



WCR Road Work Report

22 November 2025 Board Meeting

Submitted by Kim Taniguchi

Activity since last report:

- Flow through the culvert at Adams Creek was reestablished thanks to Rob Sarnelli and Andy Piechowski.
- Solicited and received a recommendation on path forward for the low water crossing at Adams Creek.

Planned Activities:

- Perform small repairs at the Davis Way intersection.

Open Issues:

- Continue working on solution for the Adams Creek low water crossing.

2025 Insurance Summary



- All Insurance policies renewed and paid as of November 2025
- 2025 Insurance Budget = \$16,100.00

Policy / Coverage	Company	Renewal Month	Agency	Premium	Total Cost	Status	Notes and Details
D & O Liability	Cincinnati Insurance	April	Galloway	\$ 2,593.00	\$ 2,593.00	Complete	Includes Employment Practices and Third Party Liability, \$ 2M limit
Property	Covington Specialty	May	El Dorado	\$ 3,858.00	\$ 4,413.77	Complete	\$5000 deductible, includes office and gates, no pavilions or dock
General Liability	Evanston Insurance	May	El Dorado	\$ 2,529.00	\$ 2,914.89	Complete	Includes dock, \$ 2M / \$1M limits, \$500 deductible
Workers Compensation	Texas Mutual Insurance	May	El Dorado	\$ 400.00	\$ 400.00	Complete	Provides annual dividend
Volunteer Accident	Philadelphia Insurance	December	El Dorado	\$ 300.00	\$ 300.00	Complete	Secondary, incremental coverage
Theft & Fraud Liability	Western Surety	August	El Dorado	\$ 270.74	\$ 270.74	Complete	\$50,000 limit
Annual Total				\$ 9,950.74	\$ 10,892.40		

- 2024 Total Insurance Expense was \$ 19,018.99