

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

9 September 2017

**Attendees**

Brian Grubbs  
Melissa Grubbs  
Eliza Bishop  
Warren Dold  
Nelda Duff  
Karol Shepherd  
Lee Kinard  
Nancy Kinard  
April Lund  
Chris Lund  
Becky Carlberg  
Gerald McLelland  
Sue McLelland  
Lyn Mefford

Pete Mefford  
Doug Hawthorne  
Jan Buechler  
Mark Stracke  
Terry Stracke  
Bob Ring  
Debra Burge  
Karol Shepherd  
Cindy Taniguchi  
Stephanie Black  
Chan Wong  
Hui Lan Wong  
Warren Struss  
Jim Fletcher

**Attachments**

None

Having confirmed a quorum of directors present to conduct the business of the WCROA President Warren Struss called the special meeting to order at 10:08 AM, Saturday September 9, 2017.

The following WCROA business was conducted:

1. A motion made by Bob Ring and seconded by Eliza Bishop to approve the draft agenda. The motion was unanimously approved.
2. Warren Struss opened the floor to WCROA member comments with the following items discussed:
  - a. Becky Carlberg asked "Why are we not mowing?" "Especially the sides of the roads."
    - i. Eliza Bishop noted that the new Maintenance Committee had just met for the first time yesterday (Friday September 8, 2017) and is developing a new maintenance plan that will outline mowing and other maintenance.
    - ii. Warren Struss added that he had asked Eliza to briefly suspend mowing until they could better understand the financial impact of repairing the Pavilion Road washout, which initially was believed to be as high as \$40,000.
    - iii. Becky then asked if these types of key decisions could be communicated to WCR owners between board meetings. Addressing broader communication methods will be placed

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on the agenda and potentially assigned for review at the next regularly scheduled board meeting.

3. A motion made by Bob Ring and seconded by Eliza Bishop – “To approve the draft minutes from the April 29, 2017 WCROA board meeting” that had been distributed prior to this meeting. The motion was unanimously approved.
4. A motion made by Bob Ring and seconded by Eliza Bishop – “To approve the draft minutes from the August 12, 2017 WCROA board meeting” that had been distributed prior to this meeting. The motion was unanimously approved.
5. Design Review Board Committee and Documents:
  - a. Jim Fletcher described how the three previously board-approved DRB documents, which were e-mailed to WCROA members in advance of the meeting, are at odds and contrary with the Amended & Restated Declaration of Covenants, Conditions and Restrictions (DCC&R) – officially recorded with Burnet County Clerk. Additionally, he felt the current WCROA board needed to rescind them so that the DRB could act legally within the DCC&R rules governing construction and improvements. He went on to give examples of how these DRB documents make rules that are reserved only for the DCC&R document and that the DCC&R provides a legal process for enacting new rules for Wolf Creek Ranch (WCR) property owners and does not provide for the DRB to arbitrarily create new governing rules but only guidelines of the existing DCC&R.

After some further discussion by a number of WCROA members regarding the problems with the three existing DRB documents, a motion made by Jim Fletcher and seconded by Bob Ring “To rescind WCROA Board approval of the three DRB documents listed in the meeting agenda and have the DRB develop a new Construction and Improvements document by the January 2018 WCROA board meeting while resorting to the Amended & Restated Declaration of Covenants, Conditions and Restrictions document in the interim.” The motion was unanimously approved.

- b. A motion made by Jim Fletcher and seconded by Eliza Bishop – “To dissolve the current DRB Committee and appoint new DRB committee members.” The motion was unanimously approved.
- c. After a brief discussion of WCR property owners that had volunteered to serve on the DRB and that were believed to be well-equipped to do so, a motion made by Bob Ring and seconded by

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Eliza Bishop "To approve the appointment of Lee Kinard, Dorine Petru, and Jim Fletcher to serve on the DRB Committee." The motion was unanimously approved.

6. Warren Struss and Gerald McLelland gave a description of the washout damage the recent rain storms had caused to the Pavilion Road bridge and the plans for shoring-up the structure to better withstand future storms. Warren noted that one bid has been received by Nelda Duff and two other bids are being sought for the repairs. Based on this information, a motion made by Bob Ring and seconded by Jim Fletcher "To approve the expenditure of up to \$10,000 from the WCROA 'Rainy Day' fund to repair the Pavilion Road washout and for the funds to be repaid to the fund in a maximum of 10 years." The motion was unanimously approved.
7. New Business (Note – No WCROA Board action to be taken on these items):
  - a. The previous idea of a Wolf Creek Ranch newsletter was briefly raised but Melissa Grubbs offered the prospect of a Facebook Page, which a number of WCR owners appear to already use, or the Nextdoor product that is used in many neighborhoods in Texas. Jim Fletcher noted that Facebook pages can be closed to only assigned members versus being accessible to the public. Cindy Taniguchi suggested that a WCR 'communications officer' may be appropriate. In summary, the WCR owners in attendance felt that more communication to all property owners was beneficial and there was a consensus that an agenda item should be added to the next regular WCROA meeting agenda to further discuss WCR communication alternatives.
  - b. Becky Carlberg stated that e-mails to WCR owners should only have links to the WCR web site to access WCR documents (e.g., WCR Directory, draft meeting minutes, etc.) and not have the actual documents attached to WCR e-mails. Jim Fletcher noted that some WCR property owners had reached out to the Board to express their gratitude for e-mailing material versus only use of the WCR web site to obtain WCR documents. Jim also noted that to increase transparency his personal preference would be to provide as many ways as possible for WCR property owners to receive and access WCR content as is reasonable for Nelda Duff and the Board. Becky noted that "Then maybe we (WCR) should just get rid of the web site."
8. The next regular WCROA Board meeting was scheduled for Saturday November 4, 2017.
9. The meeting was adjourned at approximately 11:41 PM.

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Recorded and certified by:

  
Jim Fletcher, WCROA Secretary

10/1/17  
Date