

Wolf Creek Ranch Owners Association Board of Directors Meeting Minutes

January 22, 2026 – 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
Chris Burkett
Mike Burkett
Eric Dixon
Toni Grigsby
Lee Kinard
Lyn Mefford
Pete Mefford
Andy Piechowsky
Helen Piechowsky

Mary Poché
Rick Ramos
Rob Sarnelli
Sarah Sarnelli
Aaron Shuta
Jennifer Shuta
Mark Stracke
Cindy Taniguchi
Kim Taniguchi
Carol Weathers

Other Attendees

Nelda Duff

Attachments

- Draft Meeting Agenda (Exhibit A)
- Draft Board Meeting Minutes of November 22, 2025 (Exhibit B)
- Draft Electronic Board Meeting Minutes of November 26 - 28, 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)
- MLDP Report (Exhibit J)

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 6:00 PM, Thursday – January 22, 2026. 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 to accept the draft Agenda for this meeting. The motion was seconded by John Manton and passed by unanimous vote.

- **Member Comments**

1. **WCR Committees.** Jennifer Shuta asked about the WCR committees and associated Board members who are liaisons to the committees. A document was approved in February 2023 addressing this issue, and that document needs to be updated. The update includes changes to the committees (chairs, membership, and liaisons) and information on new committees that have been formed in the last 3 years. The Board agreed to take this on as Action Item 2026-01.
2. **Gate Decorations.** Eliza Bishop expressed praise for the gate decorations for the holidays, and this was seconded by others. We recognize John Manton for making this happen and appreciate his efforts on the ranch that sometimes go unnoticed.

Items for Action

- **Review and Approve 11/22/25 Draft Meeting Minutes.**
A motion was made by Terry Stracke and seconded by John Manton to approve the draft meeting minutes of 11/22/25 (see Exhibit B). No further discussion was heard. The motion was passed by unanimous vote.
- **Review and Approve 11/26/25 Draft Electronic Meeting Minutes.**
This meeting was conducted by email and dealt with the Krueger's fence being setback by 85 feet instead of the required minimum of 100 feet. The project was halted by the DRB, then appealed by the Krueger's. After discussion, the Board granted a variance to allow the project to continue. A motion was made by John Manton and seconded by Mark Poché to approve draft electronic meeting minutes of 11/26/25 (see Exhibit C). No further discussion was heard. The Board approved this request by unanimous email vote. John Krueger did not participate in the Board's decision since it involved his property.
- **Appoint DRB Committee Members.**
After discussion, the following changes were recommended to the DRB: Andy Gray is stepping down, and Kay Lester is joining the DRB. Rob Sarnelli will be the chair of the DRB with Mike Burkett vice chair. Rob and Mike agreed and Kay will be notified since she was not present. Steven Grigsby made a motion to approve the DRB member appointments and seconded by Steve Meyers. The motion was approved by unanimous vote.
- **Appoint Land Management Committee Members.**
The current Land Management committee members agreed to continue serving on the committee with Eliza Bishop as chair, and Jennifer Shuta and Randy Lester as members of the committee. Steven Grigsby made a motion to approve the Land Management Committee members, and John Krueger seconded the motion. No further discussion was heard, and the motion was approved by unanimous vote.
- **Appoint Covenant Amendment Committee Members.**
At the November 2025 Board meeting, the Board voted to appoint the Covenant Amendment Committee. Steven Grigsby recommended that the President of the Board provides committee oversight. Carol Weathers and Lyn Mefford agreed to serve on the committee. Steven Grigsby made a motion to appoint Carol and Lyn to the committee

with President providing oversight. John Krueger seconded the motion, and no further discussion was heard. The motion was passed by unanimous vote.

- **Approve Upcoming 2026 Board of Directors Election Process.**

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. In accordance with the WCROA bylaws, the distribution and deadline dates are as follows:

1. Friday, February 13, 2026: Email Director nomination form with instructions
2. Thursday, March 5, 2026: Nomination forms due by noon
3. Monday, March 9, 2026: Nomination bios due by noon
4. Wednesday, March 11, 2026: Email ballots with instructions and nominee bios
5. Friday, March 27, 2026: Ballots due by noon
6. Results of the election will be announced at the annual WCR Roundup on Saturday, April 18, 2026.

John Manton made a motion to approve the 2026 Board of Directors Election Process. Mark Poché seconded the motion, and no further discussion was heard. The motion was approved by unanimous vote.

Committee Reports

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

1. Treasurer's report included a Statement of Assets, Liabilities, and Equity, and a Statement of Actual to Budget Variance Report.
2. Cash in Operating Fund & Money Market Fund is \$107K. Road Reserve Fund is at \$113K, which is contained in 2 CD's that mature in March. Operations-Sustainability Fund is at \$55K. Contingency allowance is \$7K.
3. An excess of \$7.2K was reported for Actual to 2025 Budget. This excess will be applied to the Road Reserve Fund. A list of overspends and underspends was provided in the Treasurer's report.
4. There were some charges that were not passed on to homeowners who paid their dues by credit card. That problem will be fixed going forward.
5. An issue was brought up on differences in the 2026 budget and the reported financials for Jan-Dec 2025. Specifically, the 2026 budget in line item 5014 has \$39.6K for contract labor with a 0% change from 2025. The financial report for Jan-Dec 2025 shows \$39.3K budgeted and \$37.8K actual for wages, payroll tax, Futa, Suta and mileage. The Treasurer was asked to make the numbers consistent in the reports.
6. The \$8000 refund check from the IRS has not arrived but is being tracked and will be reported when it happens.

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

1. New Home Builds in progress or on the boards
 - Kwolek (WR-1B1A), 80% complete, expected completion March 31st.
 - Tamulones (MCE-3), 20% complete, estimated completion October 1st.
 - Hughes (ER-13A), no updates to DRB since August 2025.
 - Tomlinson (MC-2/MC-3), site cleared and prepped, PEC poles relocated
2. Improvement Projects in progress
 - Krueger, frontage fence in progress after board approved variance
 - Machell, roof replacement starting soon
 - Piechowski, metal outbuilding installation, slab complete

3. Improvement Projects complete
 - Krueger, perimeter fence
 - Lester, solar panel installation
 - Machell, deck replacement
 - Stark, relocate visible storage container
- **Land Management – Eliza Bishop (See Exhibit F)**
 1. Eliza provided a detailed list of work/projects for the commons in Exhibit F, covering the next 3 years.
 2. The list is very detailed and well organized. The Board and WCR homeowners greatly appreciate the hard work of the Land Management Committee and providing a detailed plan.
 3. Activities include:
 - Cleaning out trees and brush in dock area. Some trees tagged by PEC still need to be trimmed.
 - Some trees overhanging the road need to be cut back.
 - Check White Bluff Trail to see if it needs clearing. Last done 2 years ago.
 - A tree fell by the Comegys' impacting a sign directing traffic and that sign needs to be repaired.
 - Burn planned for the spring when burn ban is lifted so that there won't be brush piles during summer months.
 - \$4000 planned for spraying along the roads and common areas. Spraying wasn't done in the last year.
 - **Maintenance Report – Nelda Duff (See Exhibit G)**
 1. Activities since last Board meeting are listed in Exhibit G.
 2. Projects recently completed:
 - Replace railroad ties behind pen area
 - Clean light fixtures on gated (more still left to do)
 - Power wash pavilion and mailbox floors
 - Mow front field
 - A question came up about the round pen at the barn (that has never been used). It needs to be painted and will be on ongoing expense. Can we sell it? Action item to get member feedback on selling the round pen and see if there is any pushback on selling it. More discussion is planned on this topic at the next Board meeting.
 - **Road Work – Kim Taniguchi (See Exhibit H)**

The low water crossing at Adams Creek continues to have a problem with getting clogged after a heavy rainfall. Ramone provided a bid for \$12K to fix the culvert at Adams Creek. No decision was made to proceed with this work in 2026 and if it is deferred until 2027, we will need to get a new bid since the current one will not be good a year from now.

An alternate road plan was presented by Aaron Shuta. This plan would resurface all the roads at once instead of the current plan to resurface one-mile sections on a 10-year cycle. The alternate plan would require a special assessment of \$4800 per tract and could lower annual dues by as much as \$600 per year. The tradeoff is how to handle inflation. With the current plan, inflation is added every year. With the all-at-once plan, the inflation is deferred for 10 years until the roads would need to be resurfaced again.

WCR homeowners are encouraged to review this plan and provide feedback to Nelda. Questions are also welcomed by Aaron Shuta as we need to figure out the right course

of action. Further discussion on the road plan will continue at future Board meetings. This is a difficult issue and member feedback is very important. Please email Nelda with your inputs or contact any Board member directly so we can make the right decision for WCR.

- **Insurance – No Report**

- **Cattle and Fence Report – Mark Stracke (See Exhibit I)**

1. In 2024 and 2025, completed about 3600' of fencing behind Dixon's and Stark's property.
2. 2026 is the last year of perimeter fencing replacement and will tie into Sid Evan's fence. Owners should inspect their perimeter fence sections and report any issues, particularly with water gaps.
3. 3 yearling bulls were removed by the rancher, leaving the 2 herd bulls we are supposed to have. Another cull is expected this year with a second one possible depending on the situation.
4. One calf squeezed through the fence near the main gate; it was herded back in and the fence adjusted to prevent further exit.

- **Dock – No Report**

- **Firewise – Andy Piechowsky**

Burn ban is back on. Firewise renewal was done last Fall; it was not clear if we have received a certificate for this. For WCR to keep the Firewise standing, the homeowners must participate in fire prevention activities. Andy would like to step down as chair of the Firewise committee and is willing to stay on the committee to help whoever takes over. Homeowners are encouraged to reach out to Andy and volunteer for this committee.

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

10 property owners have requested deer (12 total deer). 9 deer harvested as of January 16th with 3 remaining deer requests. Hunting continues to fulfill open requests with the season ending on February 28th.

- **Website – John Manton**

The WCR website continues to be an issue. At the November 2025 meeting, the Board voted unanimously to form a Website Committee with John Manton as chair and Aaron Shuta and Claudia Machell as members.

Suggestions for improvement include:

1. A one-time password to allow member access to the entire site, instead of having to enter the password for every page that is protected.
2. Updating the website in a timely manner. Updates should be provided to Nelda who passes the information to the committee.
3. Making the website more user friendly. Details of how to do this were not specified but left for the committee to work out.

This committee was supposed to meet and figure out a plan for fixing website issues. Although the committee texted and talked on the phone, an in-person meeting didn't happen and no progress was made. The website committee was asked to continue to work this out offline and report back at the next Board meeting in April 2026.

A motion to adjourn the meeting was made by Terry Stracke and seconded by Mark Poché. No further discussion was had. The motion was approved by unanimous vote at approximately 7:14 PM. No Executive Session was held.

