

DRAFT AGENDA
WCROA BOARD OF DIRECTORS Meeting
Saturday, August 22, 2026 @ 9:00 AM
Silver Creek Fire Hall & Community Center, 101 CR 128, Burnet

1. Call to Order & Quorum Check (2 min)

Per Bylaws § 3.8, a majority of Directors then elected and serving constitutes a quorum.

2. Approval of Draft Agenda and Prior Meeting Minutes (2 min)

- Approve August 22, 2026, Draft Agenda for WCROA Meeting
- Approve April 25, 2026, Draft Minutes for WCROA Meeting
- Approve August 14, 2026, Draft WCROA Board Electronic Minutes

3. Officer & Committee Reports (10–15 min)

Treasurer, DRB, Land Management, Maintenance, Roads, Cattle & Fence, Insurance and standing committee updates.

4. Old Business (10 min)

Limited strictly to items carried over from the prior meeting's minutes.

- **2025-02. Road Resurface Plan**
- **2026-01. Updated Committee and Board Liaison directory**
- **Website Update**
- **Board's focus update**

5. New Business (15–20 min)

Board discussion and votes on new motions.

- **Board meeting procedures – Passed via email vote**
- **Road Plan – Presented and to be voted on**
- **2027 Budget**

6. Owner Comment Period (25-30 min (fixed block))

Governed by the Meeting Comment Policy

7. Executive Session (if needed) (as needed)

Delinquencies, legal matters, or personnel matters. Members are excluded from this portion.

8. Adjournment (1 min)

Committee Chairs and Board Liaisons

Audit – Laurie Comegys/Machell
Cattle and Fence – Mark Stracke/Shuta
CC&R Amendments – Lyn Mefford/Krueger
Design Review Board – Rob Sarnelli/Poche'
Dock – Chris Pezold/Shuta
FireWise - Andy Piechowski/Krueger

Land Management - Eliza Bishop/Poche'
Maintenance – Nelda Duff /Shuta
Managed Land Deer – JP Krueger
Roads – Kim Taniguchi/Meyers
Website – John Manton/Krueger
Welcoming – Claudia Machell/Stracke

Insurance – Rick Ramos

Wolf Creek Ranch Owners Association Board of Directors Meeting Minutes

April 25, 2026 – Silver Creek Fire Hall & Community Center

Board Member Attendees

Fred Machell
Steve Meyers
Mark Poché

Rick Ramos
Jennifer Shuta

WCR Property Owner Attendees

Bill Bishop
Eliza Bishop
John Manton
Lyn Mefford
Pete Mefford

Rob Sarnelli
Sarah Sarnelli
Aaron Shuta
Kim Taniguchi

Other Attendees

Nelda Duff

Attachments

- Draft Meeting Agenda (Exhibit A)
- Draft Board Meeting Minutes of January 22, 2026 (Exhibit B)
- Draft Electronic Board Meeting Minutes of February 25 – March 12, 2026 (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 Report (Exhibit H)
- Insurance Report (Exhibit I)
- Fence & Cattle Report (Exhibit J)
- MLDP Report (Exhibit K)

Introduction

Having confirmed a quorum of Directors present to conduct the business of the WCROA, Vice President Mark Poché called the Board of Directors meeting to order at 9:02 AM, Saturday, April 25, 2026. President John Krueger and at-large director Terry Stracke were absent, and Jennifer Shuta and Fred Machell were appointed as proxies for John and Terry, respectively. In-person attendance was documented via WCROA Sign-In Sheet.

- **Draft Meeting Agenda Review and Approval**
Mark Poché 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 Rick Ramos to accept the draft Agenda for this meeting. The motion was seconded by Jennifer Shuta and passed by unanimous vote.

Action Item Review

Mark Poché reviewed the action item list and asked for member comments.

* Action Item 2025-01. Main gate redesign. This remains on our list for items to consider for the 2027 budget.

* Action Items 2025-02 and 2025-03. Road resurfacing plans. Several options are under consideration. More on this topic in the Road Committee report.

* Action Item 2026-01. Update Committee Documents. The Board created a document to list the WCR committees, to assign board liaisons to each committee and to define roles & responsibilities for the committees. Follow-on work is in progress to create a directory of names and contact information that will be shared with WCR members, and available on the WCR website along with the committee document already approved by the Board.

Member Comments

- **General Comment.** A request was made for the Board to provide guidance to the committees on what they want accomplished and to provide more details on committee responsibilities. There is overlap and the committees need to work together to get things done. All WCR committee participation is voluntary and greatly appreciated.
- **Covenants Committee.** Lyn Mefford asked for guidance from the Board for the CC&R committee. Lyn recommended changing covenants one at time, otherwise it will be hard to get the votes to approve changes. The last time WCR tried to change the covenants was in 2020, and that effort failed for multiple reasons. (A non-vote is counted as a no vote.) An effort to whip the vote will be needed for future covenant changes. The top two covenant changes are:

a) Change the threshold for covenant change passage to the Texas state requirement for HOA's: the current WCR requirement is 75%, and the state requirement is 67%. Changing to the state requirement will make it easier to pass other changes we may want to make.

b) Change of venue for legal actions from Dallas to Burnet County. This should reduce cost if there are legal actions against WCROA by avoiding travel to Dallas.

There was discussion about the process for changing a covenant. Members can make suggestions to the CC&R committee or to the Board. The previous CC&R committee worked up a flowchart to help define the process for covenant changes.

- **2026 Budget.** Eliza Bishop made a comment about errors in the 2026 budget. These errors had to do with comments on some of the budget items. It was agreed that these comments should be removed or corrected, and that the corrected 2026 budget will be placed on the website with a note saying what had changed in the correction.
- **WCR Website.** A question was raised about who is fixing the website? Aaron Shuta offered to help create a new WCR website pro bono. He proposed building a website that is separate from the existing website. Having a separate website will allow the Website Committee and Board members to evaluate progress as it is being built. After enough progress has been made, then the rest of the WCR members can be brought in to check out the new website. The Board requested that Aaron be given full access to the current website to start working on his proposal. The understanding is that Aaron will not be changing the current website, only accessing it to figure out how to build a

new website.

- **Gates and Kiosks.** The East gate continues to be a problem with people hitting the gate. We can't tell who is doing it, and a good way to find out is to have video monitoring. This could be a simple trail camera or something more sophisticated that reads license plate numbers. Increasing the time delay for gate closure might help cut back on collisions, but that makes it easier to tailgate. There was discussion about issues with the kiosks including problems with a Microsoft release and phone lines that have been fixed.

The current situation with the gates/kiosks is stable, but tenuous. An important issue is that the hardware used for the kiosks at the gate is no longer produced; also, the communications software is no longer supported. Spare parts are being bought off E-bay. The good news is fiber is being deployed along 2341, with Donall and Bonanza being targeted first. After that happens, WCR will need a calling campaign to get Frontier to bring fiber to the ranch.

Items for Action

- **Nominate and appoint WCROA Board officers.**
President – John Krueger. Motion by Rick Ramos, seconded by Steve Meyers. Approved by unanimous consent.
Vice President – Mark Poché. Motion by Fred Machell, seconded by Jennifer Shuta. Approved by unanimous consent.
Secretary – Fred Machell. Motion by Steve Meyers, seconded by Rick Ramos. Approved by unanimous consent.
Treasurer – Jennifer Shuta. Motion by Rick Ramos, seconded by Fred Machell. Approved by unanimous consent.
- **Bank Signatories.**
WCR bank accounts currently have four signers: Nelda Duff (ranch manager), Steven Grigsby (former Board President), John Manton (former Board Treasurer), and Carol Weathers (former Board President). Thanks were expressed for the volunteer services of the Board members whose terms have ended. A motion was made by Rick Ramos to remove bank signing privileges for Board members whose terms have ended and add the new Treasurer (Jennifer Shuta) and Vice President (Mark Poché) as bank signers. The motion was seconded by Jennifer Shuta and subsequently passed by unanimous vote.
- **Review and Approve 01/22/2026 Draft Meeting Minutes.**
A motion was made by Jennifer Shuta and seconded by Rick Ramos to approve the draft meeting minutes of 01/22/2026 (see Exhibit B). No further discussion was heard. The motion was passed by unanimous vote.
- **Review and Approve 02/25/2026 Draft Electronic Meeting Minutes.**
This meeting was conducted by email to create and approve a document that lists the WCR committees, Board officer liaisons, and committee roles and responsibilities. A motion was made by Jennifer Shuta and seconded by Rick. Ramos to approve the draft electronic meeting minutes of 11/26/25 (see Exhibit C). The Board has the follow-on action to create a directory of names and contact information for the Committee chairs and members, and for the Board liaisons. This directory will be made available to WCR owners on the WCR website.

Committee Reports

- **Outgoing Treasurer's Report – John Manton (See Exhibit D)**
 1. John Manton will be working with Jennifer Shuta on turnover of Treasurer duties. There is some work to do on turnover since we will be talking about the 2027 budget at the Board meeting on Saturday, August 22, 2026. John has served WCR in this capacity for about 10 years (a lot to turnover) and his service was recognized and applauded by all at the meeting. Thanks, John!
 2. Treasurer's report included a Statement of Assets, Liabilities, and Equity, and a Statement of Actual to Budget Variance Report. No new issues to report.
 3. Cash in bank accounts is \$223K. How that will be allocated going forward will depend on the road plan decision. We have a significant amount of cash on hand that makes many of the road plan options viable.
 4. The \$8000 refund check from the IRS has been received.
- **Design Review Board Report – Rob Sarnelli (See Exhibit E)**
 1. New Home Builds
 - Kwolek (WR-1B1A), 100% complete. The DRB noted a drainage problem with the Kwolek's driveway. The heavy rains in April caused significant runoff and erosion around the driveway. A culvert may need to be added to fix this problem.
 - Tamulones (MCE-3), 60% complete, estimated completion October 1, 2026.
 - 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
 - Piechowski, metal outbuilding complete except roll up door
 3. Improvement Projects complete
 - Krueger, perimeter fence
 - Bishop, home fencing improvements
 - Machell, roof replacement
 - Poché, Cattle fence at house perimeter
 4. Discussion about splitting/combining WCR properties.
 - Only original owners may split into sections ≥ 6 acres.
 - Combining allowed for adjacent tracts belonging to the same owner if the resulting number of tracts in WCR is 68 or more.
 - Board approval was given in September 2025 for Meier to split MCE-2 into two parcels, MCE-2A and MCE-2B.
 - Faw has expressed interest in subdividing WB-1D. Board discussion is needed on how to proceed, but we have recent precedent with Meier's split to use for guidance.
- **Land Management Report – Eliza Bishop (See Exhibit F)**
 1. Eliza provided a detailed list of work/projects for the commons in Exhibit F.
 2. Activities include:
 - Cleaning the dock area. Cut back bushes that are overgrown. Cut down dead trees. Remove cactus.
 - Some trees overhanging the road need to be cut back.
 - Cleaning out culverts.
 - Cut dead limbs on tree near Hampton House that overhang the fence and it may cause damage if it falls on the fence.
 - Remove a tree that fell across the road. Thanks to help from volunteers!
 - Scrape dirt off of the dock parking area.
 - Clean up White Bluff Trail, mow parking lot, remove dead limbs and cut small trees that fell due to recent storms.

- Clean up middle gate area, removing weeds.
- Fire ant control using Extinguish Plus.
- Spray common areas to kill all weeds and leave native grasses.
- **WCR Maintenance Report – Nelda Duff (See Exhibit G)**
 1. Activities since last Board meeting are listed in Exhibit G.
 2. Projects recently completed:
 - Repair burst pipes at Barn
 - Paint flag poles
 - Repair well (pump controller blew out during electrical storm)
 - East gate repairs
 - Replace damaged water heater and make the pipes more freeze tolerant
 - Repair electric fence at Main Gate
 - Routine maintenance of Gate entrances such as adding mulch, weeding and mowing.
 - Repair damaged hill lights. The roadside lights are becoming more of an issue with obsolete parts. There was discussion about upgrading to newer technology using LED lights, but this would not be a trivial effort since the original light fixtures are set in concrete.
 - Repair Mailbox security latch that was broken.
- **Road Report – Kim Taniguchi (See Exhibit H)**

Activities:

 - Awarded bid for culverts at Adams Creek low water crossing (work has subsequently been completed and the crossing reopened mid-May.)
 - Marked places for roadside reflectors
 - Made spot repairs of erosion and cold patch
 - Procured material for repair at pavilion

Planned activities:

 - Keep up with small repairs as needed
 - Ditch clearing and rip-rap maintenance
 - Install roadside reflectors
 - Define scope of 2026 road resurfacing work

Open issues:

 - Lower dock road. This road has essentially been abandoned with a chain blocking entrance from 2341, and a “do not enter” sign on the dockside of the road. A suggestion was made to make it obvious that the lower road has been abandoned so it doesn’t give the appearance of neglect or improper upkeep. Having a single road to the dock makes it easier to control access.

Eliza Bishop provided 3 documents for the Board to review. The Board plans to have follow-on sessions with Eliza and other WCR members who have road plan options to consider. After a follow-on work session, the Board decided to obtain 3 independent assessments of the WCR road conditions because an accurate assessment is needed to figure out the urgency of road work – do we need to resurface the entire roadway in the next year to avoid catastrophe? Or, can we resurface in sections? Once we have these assessments, the path forward will become more obvious.

1. Needed Reflector Line Maker Work. This document provides a list of reflectors that either are new or in need of repair. There was discussion about needing better markings for the low water crossing near the Hampton House, including: a) more reflectors, b) flood gauge, c) signage to warn of flood danger, and d) painting the road to help drivers see water over the road. There was also

discussion about reflector standards and related items that may put WCR at risk. A suggestion was made to put up signage to notify drivers that they are on a private road, and the roads are subject to flooding during inclement weather. Having signage might not hold up in court, but that couldn't hurt.

2. Road Tutorial and Work List to Complete Prior to Chip Seal. The tutorial showed various stages of road condition, starting with ideal and then different situations that can lead to road damage (shallow swale, drainage ditches filled with silt, lips from accumulation of rocks and dirt, cracks, alligating, etc.). As mentioned before, the Board is in the process of getting independent assessments of the WCR road condition to inform the decision on the road resurface plan.

The Work List provided has a detailed list (4 pages) of issues that Eliza recommended be addressed before resurfacing. Some of these issues may need to be addressed sooner depending on severity of the issue. Some of the work can be done using Ramon's crew, and some can be done by volunteers. The Board and Road Committee can use this information to help develop the road plan.

3. WCR Road Reserve Fund Details Starting in 2017.
Since 2017, \$257.7K has been spent from the Road Reserve Fund broken down as follows:
\$117.9K for Road Improvements
\$80.1K for Road Repair
\$59.7K for non-road spending (insurance increase and dock purchase).

\$198K went toward the roads since 2017. The spending breaks down to 60% for Road Improvements and 40% for Road Repair. This information helps make the case for WCR to develop a comprehensive long-term road plan.

The Board will be having work sessions to figure out the best course of action for the roads. The Board will also be meeting with WCR owners to discuss road plans that have been proposed. The road plan is the most important decision facing the Board and community involvement is essential to make the best decision.

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

Rick provided a brief status of WCR insurance. Key points to consider:

- D&O insurance has gone down due to no lawsuits in over 5 years.
- The D&O insurance plan covers a 3-year period with a fixed rate, meaning that D&O rates will be the same next year. The rates will be renegotiated after next year.
- Property and General Liability insurance terms are being negotiated. Property insurance is becoming more of an issue due to wildfire concerns.
- Workers Compensation is not needed anymore after Nelda was moved from employee status to contractor.
- The remaining insurance policies are in effect for Volunteer Accident and Theft & Fraud Liability.

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

Mark was unable to attend the meeting but provided a report.

- The 2026 perimeter fence replacement is complete
- Minor water gap repair needed at HR-1B. Inspection of this gap will determine if replacement is needed in 2027.

- 12 New calves in the first 3 months of 2026. Rancher plans on culling in May-June timeframe this year.
- Calf got out of the fence onto 2341. A summary of the ensuing discussion follows.

When cows get out of the ranch, it can be difficult to get them back in, especially if they are a long distance from the gate. Jennifer Shuta suggested that adding another cattle gate or two along 2341 would make this easier, and she has been looking at low-cost options for adding gates and thinking about where to place them.

Another suggestion was to add signs along the 2341 fence with a number to call if cattle are found loose on the road, or if someone sees a break in the fence. If WCR decides to put up signs for loose cattle, the phone number to put on these signs is TBD.

- **Dock – No Report**
- **Firewise – No Report**
- **Managed Lands Deer Program (MLDP) – John Krueger (See Exhibit K)**
John Krueger was unable to attend the meeting but provided a report.
 - All required reporting was submitted to the government in a timely manner
 - Deer counts and harvest logs provided to be placed on WCR website
 - Next action item is \$300 feed due in Oct 2026
- **Website – No Report**

A motion to adjourn the meeting was made by Jennifer Shuta and seconded by Steve Meyers. No further discussion was had. The motion was approved by unanimous vote at 11:37 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 the Board needs to consider all options before a decision can be made.

2025-03. Alternate Road Resurface Plan. As requested, Aaron Shuta presented an alternative "all-at-once" plan. Follow up action is for WCR homeowners to provide feedback and comments on this plan.

2026-01. Update Committee Document. The Board will work with Nelda to update the 2023 document on committees that shows roles and responsibilities, committee members, and Board liaisons for all the committees.

Recorded and certified by

Fred Machell, WCROA Secretary

Date

DRAFT

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

August 12 – 14, 2026

Board Member Attendees

John Krueger
Fred Machell
Steve Meyers
Mark Poché

Rick Ramos
Jennifer Shuta
Terry Stracke

Item for Action

Establish procedures for WCR Board meetings.

The WCROA Board of Directors conducted electronic communications via email from August 12 to August 14, 2026, to establish procedures for WCR Board meetings. This action is desired to streamline the Board meetings to improve the effectiveness of the meetings. President John Krueger created a document to establish procedures and policies for WCR Board meetings; this document was reviewed and voted on by the WCR Board of Directors as documented in these minutes.

A motion was made by Fred Machell to adopt these procedures on August 12, 2026, at 12:50 PM. The motion was seconded by John Krueger on August 12, 2026, at 3:04 PM. After some discussion on owner comment time limits, the motion was subsequently approved by email vote. The electronic meeting was adjourned on August 14, 2026, at 3:34 PM.

Recorded and certified by:

Fred Machell, WCROA Secretary

Date

Treasurer's Report

May 2026: IRS refund of \$9.7K received

- Thanks to the Bishop's for discovering & figuring out the issue
- Thanks to John Manton for submitting the amended return

June 2026: Moved all nonoperational funds to First United Bank Money

Market account

- 3.3% APR interest rate (3.75% - first 4 months)
- Account Balance: \$184,389 (Ops Sustainability, Road Reserve, Contingency, & Misc Income)

2026 Dues Collection Status

- 66 Property Owners paid in full
- 2 Property Owners on monthly plan

2027 spend budget proposal draft is projected to be flat from 2026

- 2027 Budget is predicated on 2026 "No Assessment" Road Plan approval
- Owner dues remain at \$2700 for at least the next 2 years
- Yearly Road Fund Contributions remain at \$55K

Operating Vendor Expense Reductions

- 2026 Savings: \$4.5K
- **Frontier** (Telephone) expense savings for 2027: ~\$4.9K
 - Renegotiated Contract (1yr) reducing cost by 43%
- **Rise** (Office Internet) expense savings for 2027: ~\$600
 - Renegotiated rate with Rise to reduce the cost by 50%
- **Waste Management** (Trash Pickup) expense savings for 2027: ~\$4.5K
 - Renegotiated Contract (3yr) with WM to reduce the cost by 30%
- 2027 Estimated Savings: ~\$10K

Five Stone Monthly Financial Report (as of July 31, 2026)

- Year to Date - Balance Sheet included
- Year to Date - Budget vs Actuals included

Monthly Reports:Company-Balance Sheet

As of July 31, 2026

		Total
ASSETS		
Current Assets		
Bank Accounts		
1102 Cash-Wells Fargo #3191		130,863.77
1103 First United MM #7121		184,389.02
Total Bank Accounts		315,252.79
Accounts Receivable		
1200 Dues Accounts Receivable		2,167.00
Total Accounts Receivable		2,167.00
Other Current Assets		
1320 Gate Clickers for Sale		665.59
Total Other Current Assets		665.59
Total Current Assets		318,085.38
Fixed Assets		
1300 Equipment & Fixtures		2,850.00
1400 Accumulated Depreciation		-2,850.00
Total Fixed Assets		0.00
TOTAL ASSETS		\$318,085.38
LIABILITIES AND EQUITY		
Liabilities		
Total Liabilities		
Equity		
3010 Cap Maint-Road Resurf Res Fund		168,348.49
3020 Operations-Sustainability Fund		55,000.00
3045 Contingency Allowance		7,000.00
3200 Retained Earnings		-23,009.85
Net Income		110,746.74
Total Equity		318,085.38
TOTAL LIABILITIES AND EQUITY		\$318,085.38

Budget vs. Actuals 2026

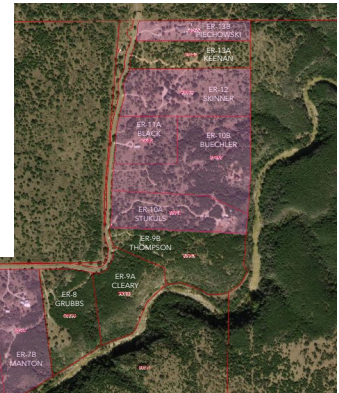
January-December, 2026

	TOTAL			
	Actual	Budget	Over budget by	Percent of budget
Income				
4000 Annual Dues Assessments	183,600.00	185,600.00	-2,000.00	98.92 %
4002 Handling Fee & Late Fees	769.75	0.00	769.75	
4005 Grass Lease	2,000.00	2,000.00	0.00	100.0 %
4020 Interest Income	3,640.01	0.00	3,640.01	
4025 Miscellaneous Income	9,338.00	0.00	9,338.00	
Total for Income	\$199,347.76	\$187,600.00	\$11,747.76	106.26 %
Cost of Goods Sold				
Gross Profit	\$199,347.76	\$187,600.00	\$11,747.76	106.26 %
Expenses				
5014 Contract Admin Labor	22,842.00	39,600.00	-16,758.00	57.68 %
5025 Computer & Internet Expense	1,674.69	2,500.00	-825.31	66.99 %
5030 Insurance Expense	10,101.43	9,700.00	401.43	104.14 %
5055 Office Expense	169.39	1,000.00	-830.61	16.94 %
5056 Bank Charges	301.07	50.00	251.07	602.14 %
5065 Postage & Delivery	164.25	300.00	-135.75	54.75 %
5072 Events/Annual Board Meeting	291.47	500.00	-208.53	58.29 %
5081 Repairs & Maintenance-Gates	250.00	482.00	-232.00	51.87 %
5082 Repairs & Maintenance-Dock	193.77	2,000.00	-1,806.23	9.69 %
5083 Repairs & Maintenance-Fences	607.20	1,000.00	-392.80	60.72 %
5084 Repairs & Maintenance-Roads	123.33	5,000.00	-4,876.67	2.47 %
5086 R & M-Facilities & Grounds	3,044.47	5,655.00	-2,610.53	53.84 %
5090 Telephone - Office	1,919.20	3,050.00	-1,130.80	62.92 %
5091 Telephone - Gates	2,584.43	3,050.00	-465.57	84.74 %
5110 Utilities	2,815.06	5,300.00	-2,484.94	53.11 %
5115 Website	169.50	0.00	169.50	
5120 Trash Pick-Up	7,421.89	11,600.00	-4,178.11	63.98 %
5210 Groundskeeping	2,194.00	5,400.00	-3,206.00	40.63 %
5300 Property Taxes	3,212.63	3,213.00	-0.37	99.99 %
5400 Licenses and Permits - Dock	50.00	100.00	-50.00	50.0 %
8015 Road Improvements	12,000.00		12,000.00	
8030 Fence Section Replacement	8,000.00	8,400.00	-400.00	95.24 %
8050 Cactus Abatement/Land Mgmt.	8,471.24	12,600.00	-4,128.76	67.23 %
5001 Wages		0.00	0.00	
5010 Payroll Tax Expense		0.00	0.00	
5011 Futa Expense		0.00	0.00	
5012 Suta Expense		0.00	0.00	
5015 Mileage Reimbursement		0.00	0.00	
5020 Contract Labor		6,000.00	-6,000.00	0.0 %
5040 Firewise Expense		1,700.00	-1,700.00	0.0 %
5068 Memberships, Subscrip & Misc.		100.00	-100.00	0.0 %
5069 Legal & Consulting		1,000.00	-1,000.00	0.0 %
5070 Accounting Fees		0.00	0.00	
5085 Tools, Equipment & Supplies		0.00	0.00	
5220 Wildlife Management		1,300.00	-1,300.00	0.0 %
5600 Lease-Boat Dock		0.00	0.00	

	TOTAL			
	Actual	Budget	Over budget by	Percent of budget
8010 Road Resurfacing Reserve		55,000.00	-55,000.00	0.0 %
8052 Ranch Enhancements		0.00	0.00	
Total for Expenses	\$88,601.02	\$185,600.00	-\$96,998.98	47.74 %
Net Operating Income	\$110,746.74	\$2,000.00	\$108,746.74	5537.34 %
Other Income				
Other Expenses				
Net Other Income				
Net Income	\$110,746.74	\$2,000.00	\$108,746.74	5537.34 %

DRB Project Status List - Updated 08-08-2026

Owner	Tract	DRB POC	App Date	Project	Issues	Conform	Variance	Contractor	Approval	Start	Anticipated Completion	Status
NEW CONSTRUCTION / ADDITIONS / MODIFICATIONS IN PROGRESS												
Tamulones	MCE-3		11/13/2024	New Build	None	Yes	None	Currey Builders	07-27-25	08-01-25	10-1-2026 (EST.)	MEP / Well complete. Exterior plaster progressing. 60% complete
Bushong	RR-2		03-25-2026	Wood Debris / Burning	None	Yes	Yes	Eliza	4-2-26	03-28-26	06-28-26	Progress TBD / 6 month variance
Meier	MCE-2A (PARCEL ONLY) MCE-2B (RESIDENCE)			Property Subdivision/ For Sale								Subdivided per Burnet CAD 8-6-26. Zillow states off market (?)
Cuny	MCW-7A			Potential Rent / Sale								Received text notification 08-04-26
Faw	WB-1			Property Subdivision								Sent to board for review on 04-02-26
Kelley	MCW-5			For Sale								For Sale
ON THE BOARDS												
Hughes	ER-13A	TBD		New Build	Yes		Yes		TBD			No updates to DRB since 08-12-25. No approvals from DRB
Tomlinson	MC-2 / MC-3	TBD	TBD	New Build					TBD			Site cleared and prepped. PEC poles have been relocated
COMPLETED 2026												
Kwolek	WR-1B1A		2/12/2024	New Build	None	Yes	Setback	David Weekly Homes	3/25/2025	08-2025	04-11-26	
Krueger	ER-4A		11-07-25	Frontage Fence	Yes	No	Yes	Self	Revoked	06-09-25	04-01-26	Board approved variance
Machell	ER-1A		09-19-2025	Roof Replacement	None	Yes	No	Precision Metal	9-30-25	03-01-26	04-01-26	
Bishop	RR-3		03-09-2026	Horse Fencing Improvements	None	Yes	No	Jose	3-22-26	03-01-26	04-01-26	
Poche	ER-6A		01-22-2026	Cattle fence at house perimeter	None	Yes	No	Texas Fence and Gate / Ross Marshall	02-01-26	02-01-26	02-09-2026	
Piechowski	ER-13B		10-20-2025	Metal Outbuilding Installation	None	Yes	No	Joshua Sherak	10-25-25	11-15-25 EST.	06/2026	Roll up door installed
Smith	HR-1B		06-17-2026	Storage Shed / Dog Run	None	Yes	Yes	Self	6-19-26	06-01-26	06-30-26	2 year variance

[illegible]

Wolf Creek Ranch Owners Association
Board Meeting
Land Management (LM) Report 8/22/26

<u>Work Completed: Contractors (Eliza Bishop assisted all jobs)</u>		<u>Cost</u>	
2/7/26	Ramon Avila's Crew – 4 guys and dump trailer (1/2 day) Eliza Bishop – Tractor Cut and removed brush and dead trees, raised canopy of trees and scraped/removed cactus along the Dock Road and water's edge.	\$700	\$10.30/ Lot
5/11/26	Ramon Avila's Crew – 4 guys and dump trailer (day) Cut brush/trees along WCR Road – raised canopy across from RR-4, raised canopy of Oak tree and all underbrush in front of and on WR-1A1A (with permission from tract owner) to open up line of sight, cut trees in the tunnel – removed cedars on the up side that were potential danger of future falling, cut low hanging limbs.	\$1400	\$20.59/Lot
5/12/26	Ramon Avila's crew – 4 guys and dump trailer (1/2 day) Cut trees and brush along RR2341 behind barn area- applying Remedy/diesel for stump kill. Cut vines out of trees and brush behind dumpster (trying to locate septic valve/request of John M.)	\$700	\$10.30/Lot
5/22/26	Ramon Avila's crew – 3 guys and dump trailer (day) 8 Loads Cut trees overhanging roads and dead limbs – Office Area to WBT Road cul-de-sac, WCR Road at mailbox to Middle gate	\$1,100	\$16.18/Lot
5/28, 6/2, 6/12/26	Neal Lalman – tractor and sprayer Sprayed all roadsides 6'– 8' and pastureland. Supplied herbicide product for in-house future use.	\$3,721	\$54.72/Lot
6/2/26	Ramon Avila's crew – 2 guys (day) Assisted with the burn of the brush piles on Morgan Creek. Cut brush along WCR Road. Crew put's fires out with 2" hoses as Eliza pushes embers with tractor.	\$600	\$8.82/Lot
8/10/26	Ramon Avila's crew – 4 guys and dump trailer (1/2 day) 5 Loads Raise canopy of very large Oak tree at the Mailbox area. Raise the canopy of the Oak trees by the office and by/overhanging the round pen.	\$700	\$10.32/Lot

Total spent per Lot as of 8/22/26 is \$131.23

Volunteer work performed for Wolf Creek Ranch: 4/26 to 8/22/26

4/26/26	Randy Lester and Eliza Bishop worked on White Bluff Trail. Pulled the ranch trailer with a push mower to the park area. Mowed the park area, picked up limbs, cut low hanging limbs on the trail, cut Oak limbs (Cleaned tools with Chlorox, sealed with tree paint) and hauled cut brush to the burn pile.
5/19/26	Randy Lester and Eliza Bishop – Uncovered culvert at the cul-de-sac on Chestnut Crossing. Cut and sprayed stumps of Persimmon and hauled to the burn pile.
5/3/26	Eliza Bishop sprayed the roadside with Glyphosate (total control) from Middle Gate to East Gate and back to the Pass.
5/9/26	Eliza Bishop sprayed Grazon (weed control) at the Dock yard, Office yard, around the Barn, Round Pen and Arena Dumpsters. Eliza Bishop sprayed the roadside with Glyphosate (total control) at the Office area, Barn, Round Pen, Arena to the Main Gate to the WBT Road to WBT cul-de-sac- back to WB-5, Dock area, Dock road edges and growth in the middle of the road. Also sprayed WCR Road AC-3 to Adams Creek to Davis Way to the Middle Gate to WR-2A to Legacy Ranch back to the Hampton House.
5/12/26	Eliza Bishop sprayed the roadside with Glyphosate from The Pass to WR-2A, Hampton House to The Pass and Morgan Cove.
5/23/26	Eliza Bishop met with Jennifer Shuta and JP Krueger to discuss LM issues as well as others.
5/30/26	Jennifer Shuta and Eliza Bishop mowed around the Helipad.
5/31/26	Eliza Bishop pushed dead deer in road at Middle Gate entrance off into the ditch out of sight.
6//1/26	Eliza Bishop picked up sunk pump from Minuteman Rental. Mowed with tractor around the burn piles and the surrounding area.
6/4/26	Eliza Bishop mowed the Middle gate entrance.
6/11/26	Eliza Bishop cut and removed limbs from fallen tree on fence along RR2341 in front of WB-7.
6/12/26	Eliza Bishop mowed the Dock yard.
6/20/26	Eliza Bishop mowed the Middle Gate entrance and inside the fence.
6/23/26	Eliza Bishop sprayed glyphosate (total control) at all 3 gates, cattleguards, Office area, dumpster, helipad, and mailbox.
6/ ? /26	Paul Tamulones mowed the East Gate entrance.
7/17/26	Eliza Bishop mowed the Middle Gate entrance. Mowed the East Gate entrance and inside the fence.
7/22/26	Eliza Bishop sprayed small brush with Pasture Gard (woody plant herbicide) along road from ER-4 to ER-9 and on Commons.
8/6/26	Eliza Bishop met with Jennifer Shuta and Rick Ramos to discuss the restructure of committee's information. Drove to the Office to show and explain the reasons for spraying areas with glyphosate (total control).
8/7/26	Eliza Bishop mowed the Middle Gate entrance and blew off road.
8/8/26	Jennifer Shuta and Eliza Bishop drove the Ranch to update the Land Management work list for 2026, 2027 and 2028.
8/11/26	Jennifer Shuta picked remaining Oak limbs at the Office area and hauled to the burn pile.

- Fire Ant Control / Wildlife program: March – May or October – November
Extinguish Plus / for grazing pastures / Bait (put out when no rain for a couple of days)
- Commons will be sprayed to promote the native grasses in May when the winds subside.
- LM will continue work when a crew becomes available. Priority: Remove low hanging limbs over roads, brush in curves and ditches and in culvert areas.
- Please contact Nelda or a LM Committee member with any concerns.

Wolf Creek Ranch Owners Association
Land Management Report
Eliza Bishop (Chair)
713-385-9389
August 22, 2026

Budget for 2026:	\$12,600.00
Budget spent as of 8/22/26:	\$8,471.24
<u>Outstanding Invoices:</u>	<u>\$1,556.81</u>
Balance remaining:	\$2,571.95

Proposed List of Work / Projects for The Commons for 2026/2027/2028:

Burn pile at Morgan Creek – Burn as needed.

Eliza/Jennifer/Mark/Ramon

Commons – Spray for weeds in pastureland and roadsides (yearly).

Eliza/Outside contractor

Office Area – Clean Ball Moss out of Oak Trees.

Eliza/Ramon

East Gate emergency gate – Make accessible for cars and truck/remove brush & cactus.

Eliza Bishop/Ramon

Uncle Chestnuts Grave – Raise Mesquite tree canopy

Eliza Bishop

Commons/road easement along ER-3C – Cut small trees/brush in curve for line of sight (Received permission.

Owner provided survey)

Eliza/Ramon

Across from Hampton house on adjoining property – Remove limbs from dead tree to prevent fence damage.

Eliza/Ramon

Oak Field on WB- Remove dead large broken limb.

Eliza/Ramon

Dock Road – Trim back brush along drive/cut and remove dead tree/Remove vines in Oak trees/raise canopy of Oak tree in parking lot.

Eliza/Ramon

Curve on WB-8/ Line of sight / Trim brush under Oak Trees (Received permission from owner).

Eliza/Ramon

Commons outside cattleguard by mailbox area- claim for grazing.

Eliza/Ramon

Road Easement – Cut all trees that are less than 6' diameter within 10 feet of Road.

Eliza/Ramon

Morgan Cove road easement- mark tree that need to be cut back and discuss with owners if they want to cut them back or they want WCR crew to do the work. Perform work if needed.

Eliza/Jennifer/Ramon

Commons/road easement along properties on WBT Road – Remove cactus and cut brush back to 8’ on property side. (2028).

Eliza/ Ramon

Tunnel – Cut trees overhanging road / thin trees on the downside and cut back brush against hillside.

Eliza/Ramon/Jennifer

WB Trail – spray regrowth of brush and bramble with Pasture guard/Remedy/Diesel, Cut low hanging limbs (yearly).

Check/Repair signs

Eliza/Ramon/Jennifer

Commons along ALL roadsides – Cut, spray stump and remove brush/raise canopy as needed.

Eliza/Ramon

Commons close to Legacy gate – Cut and remove dead tree.

Eliza/Ramon

Hampton House Creek culvert – Remove Sycamores tree.

Eliza Bishop

Dock – Remove vines, ball moss, and dead limbs out of Oak trees along water.

Eliza/Ramon

Commons/Road easement at WR-1A-1 – Cut brush along road.

Eliza/Ramon

Commons/Road Easement along Chestnut Crossing – Remove large Oak suckers (Received permission for owner).

Eliza/Ramon

Commons along RR 2341 – Cut and spray (Remedy/Diesel) White Brush, Agarita, Persimmon and 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 – (Left side of Helipad) – Cut and spray (Remedy Diesel) to reclaim pasture area (not until 2028).

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

Commons – (Across from ER – 11 & 12) – Reclaim /Cut and spray (Remedy/Diesel) White brush, Agarita and Persimmon.

Eliza/Ramon

Lake view Park – Remove dead cactus / move rocks / cut and spray (Remedy/Diesel) brush.

Eliza/Jennifer/Randy

White Bluff Road – Remove vines out of Oak Tree.

Eliza/Jennifer.

Barn area – Create pasture area per recommendation of Kelly Tarla (Texas A&M extension).

Eliza/Ramon

Main Gate pasture – remove dead limbs out of trees.

Eliza/Ramon

Morgan Creek – Remove debris caught on rocks from flood waters.

Eliza/Ramon

Land Management Committee

Eliza Bishop (Chair) 713-385-9389

Randy Lester 214-803-2424

Jennifer Shuta 859-512-4170

WCR Maintenance Report

August 22, 2026 WCROA Board Meeting

Nelda Duff, Ranch Manager

Many Thanks to John Manton, Eliza Bishop, Randy & Kay Lester, Paul Tamulones

Activities since last Board meeting:

- Work with Frontier on dead gate lines (took several weeks) – *John M.*
- Repair dock ramp hinge – *John M.*
- Install hitch pins in dock ramp hinges – *John M.*
- Repair dock patio railing - *John M.*
- Paint left side dock patio railing - *John M.*
- Mow little grass area next to dock patio – *Eliza*
- Mow Uncle Chestnuts grave site – *Randy & Kay*
- Work with PEC to restore power to East Gate - *John M.*
- Water plants at East Gate weekly (going to increase to 2 times weekly) involves filling water tank with 200 gallons, hauling tank and manually watering - *John M.*
- Mow East Gate – *Paul and Eliza*
- Mow Middle Gate - *Eliza*
- Repair electric fence - *John M.*
- Treat ants - *John M.*
- Remove cobwebs at kiosks, mailboxes, gates etc. - *John M.*
- Pressure wash Pavilion, mailbox area and dock patio – involves filling water tank and hauling to each location - *John M.*
- Repair helipad light - *John M.*
- Repair/paint Middle Gate signs - *John M.*
- Paint forty sign posts - *John M.*
- Other miscellaneous maintenance - *John M.*

No major projects planned at this time.



WCR Road Work Report

22 August 2026 Board Meeting

Submitted by Kim Taniguchi

Activity since last report:

- Completed culvert work at Adams Creek.
- Finalized and awarded bid for clearing drainage and rip rap in several locations.
- Installed roadside reflectors.
- Made spot repairs of erosion and cold patch.

Planned Activities:

- Perform small repairs as needed.
- Define work scope for road resurfacing and issue inquiry for 2026.
- Continue to install roadside reflectors as needed.

Open Issues:

- None

Fence and Cattle Report

August 22, 2026

Mark Stracke

Fencing:

1. Board requested gate installed on Hwy 2341 between middle gate and Adam's Creek overpass. Surplus gate material was used to control costs.
2. Fence section repair near Hampton House due to tree limb. Plans are to fell the dead tree (on Tributary side) to prevent future damage.
3. Owners are encouraged to inspect their remote fence sections for any damage and report it, I try to walk most of the fence line each quarter.

Cattle:

1. Planned cull for Q4 when temperatures are lower; will be less stress on cattle and easier for Rancher.
2. A "peaked or possible sickly" calf has been repeatedly noted by some owners. Spent over 1 hr with Rancher to try to find it and it appeared to be in a small herd. Calf has been seen by itself and with others. This has been reported for over 2 months and Rancher believes that it is not sick but likely not getting enough protein from nursing. Rancher is reluctant to dart a young calf as many do not live through the darting. WCR terrain does not make it really feasible to use a horse to rope it or wrangle it into a pen. The Rancher is at WCR weekly and continues to try to isolate the calf, or even see it. Best option would be to "trap" it in either the Lester's pasture or any owners fenced in area so Rancher could capture it. Else Rancher will make all efforts during the Q4 cull to capture it with the herds.

2026 Insurance Summary



- **2026 Insurance Budget = \$9,700**

Policy / Coverage	Company	Renewal Month	Agency	Premium	Total Cost	Status	Notes / 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	\$ 3,994.00	\$ 4,556.42	Complete	\$5000 deductible, includes office and gates, no pavilions or dock
General Liability	Evanston Insurance	May	El Dorado	\$ 2,613.00	\$ 3,003.01	Complete	Includes dock, \$ 2M / \$1M limits, \$500 deductible
Workers Compensation	Texas Mutual Insurance	May	El Dorado	N/A	N/A	N/A	Cancelled for 2026
Volunteer Accident	Philadelphia Insurance	December	El Dorado	\$ 300.00	\$ 300.00	December	Secondary, incremental coverage
Theft / Fraud	CAN/Western Surety	August	El Dorado	\$ 270.74	\$ 270.74	Complete	\$50,000 limit
Annual Total				\$ 9,770.74	\$ 10,723.17		

- **2025 Total Insurance Expense was \$ 10,492.40**

WCR Committees / Contact List**8/16/26 10:44 AM**

Design Review Board (DRB)	Name	Ph number	email
Chair	Rob Sarnelli	713-775-8759	rsarnelli@mgarchitects.com
Member	Mike Burkett	512-695-8968	vidgizmo@gmail.com
Member	Kay Lester	817-999-3127	rl Lester413@gmail.com
Board Liaison	VP - Mark Poché	512-203-4741	mvpoché@gmail.com
Land Management	Name	Ph number	email
Chair	Eliza Bishop	713-385-9389	wbishop6020@comcast.net
Member	Jennifer Shuta	859-512-4170	shutamomma@me.com
Member	Randy Lester	214-803-2424	rl Lester413@gmail.com
Board Liaison	VP - Mark Poché	512-203-4741	mvpoché@gmail.com
Maintenance	Name	Ph number	email
Chair	Nelda Duff	512-756-0707	wolfcktx@tstar.net
Member	John Manton	469-441-4064	johnmantoniii@hotmail.com
Board Liaison	Treas - Jennifer Shuta	859-512-4170	shutamomma@me.com
Road Maintenance	Name	Ph number	email
Chair	Kim Taniguchi	281-702-6837	kcguch@yahoo.com
Board Liaison	Steve Meyers	832-496-9484	sjmeyers1226@gmail.com
Cattle & Fence	Name	Ph number	email
Chair	Mark Stracke	832-315-8006	mark_stracke@msn.com
Board Liaison	Treas - Jennifer Shuta	859-512-4170	shutamomma@me.com
Dock	Name	Ph number	email
Chair	Chris Pezold	512-909-3813	cpezold@live.com
Board Liaison	Treas - Jennifer Shuta	859-512-4170	shutamomma@me.com
Firewise	Name	Ph number	email
Chair	Andy Piechowski	845-559-3361	diezel.pie@gmail.com
Member	Stephanie Black	830-220-0056	steph97black@gmail.com
Member	Mark Stracke	832-315-8006	mark_stracke@msn.com
Member	Tommy Skinner	713-851-1643	tskinner12@yahoo.com
Board Liaison	Pres - JP Krueger	512-600-7694	jp@fivestonetax.com
MLDP	Name	Ph number	email
Chair	Pres - JP Krueger	512-600-7694	jp@fivestonetax.com
CC&R Amendments	Name	Ph number	email
Chair	Lyn Mefford	512-755-0319	lmefford@tstar.net
Member	Carol Weathers	512-413-5920	ckwtutu@tstar.net
Board Liaison	Pres - JP Krueger	512-600-7694	jp@fivestonetax.com
Audit	Name	Ph number	email
Chair	Laurie Comegys	303-956-3631	lauriecomegys78@gmail.com
Member	???		

WCR Committees / Contact List

8/16/26 10:44 AM

Member	???		
Board Liaison	Sec - Fred Machell	512-964-1597	fmachell@aol.com

Welcoming

	Name	Ph number	email
Chair	Claudia Machell	512-468-1597	cjspeaks@shcglobal.net
Member	Terry Stracke	281-687-7797	teelee@msn.com
Member	Becky Carlberg	469-867-4636	recarlberg@gmail.com
Member	Marilyn Meyers	832-877-7072	Marilynmmeyers@hotmail.com
Member	Sarah Sarnelli	832-731-9705	sarah@cheavens.com
Member	Toni Grigsby	512-970-3445	toni@grigsbys.net
Board Liaison	Terry Stracke	281-687-7797	teelee@msn.com

Website

	Name	Ph number	email
Chair	John Manton	469-441-4064	johnmantoniii@hotmail.com
Member	Aaron Shuta	919-702-6990	ashuta@outlook.com
Member	Claudia Machell	512-468-1597	cjspeaks@shcglobal.net
Board Liaison	Pres - JP Krueger	512-600-7694	jp@fivestonetax.com

Board Members & Committee Assignments

Pres - JP Krueger	512-600-7694	jp@fivestonetax.com
Committees: Firewise, MLDP, CC&R, Website		
VP - Mark Poché	512-203-4741	mvpoché@gmail.com
Committees: DRB, Land Management		
Treas - Jennifer Shuta	859-512-4170	shutamomma@me.com
Committees: Cattle & Fence, Dock, Maintenance		
Sec - Fred Machell	512-964-1597	fmachell@aol.com
Committees: Audit		
Director - Steve Meyers	832-496-9484	sjmeyers1226@gmail.com
Committees: Road Maintenance		
Director - Terry Stracke	281-687-7797	teelee@msn.com
Committees: Welcoming		
Director: Rick Ramos	972-672-7842	roadrunnertx30@gmail.com
Committees: Insurance		

WOLF CREEK RANCH OWNERS ASSOCIATION

Board Meeting Procedures Standard Agenda Template • Owner Comment Policy

Part 1 — Standard Board Meeting Agenda

This template governs the order of business for regular meetings of the Board of Directors, consistent with Article III of the Association Bylaws (Sections 3.1, 3.7, and 3.8).

1. Call to Order & Quorum Check (2 min)

Per Bylaws § 3.8, a majority of Directors then elected and serving constitutes a quorum.

2. Approval of Prior Meeting Minutes (2 min)

3. Officer & Committee Reports (10–15 min)

Treasurer's report, ACC report, maintenance/vendor updates, and any standing committee updates.

4. Old Business (10 min)

Limited strictly to items carried over from the prior meeting's minutes.

5. New Business (15–20 min)

Board discussion and votes on new motions.

6. Owner Comment Period (25-30 min (fixed block))

Governed by the Meeting Comment Policy in Part 2 of this document.

7. Executive Session (if needed) (as needed)

Delinquencies, legal matters, or personnel matters. Members are excluded from this portion.

8. Adjournment (1 min)

Part 2 — Owner Comment Policy

Adopted by the Board of Directors pursuant to its general management authority under Bylaws § 3.1 and its authority to set meeting procedures under §§ 3.12–3.13. This policy governs the manner in which Members may address the Board during the Owner Comment Period of a regular or special Board meeting. It does not create, expand, or limit any right of a Member under the Declaration, Articles of Incorporation, or Bylaws.

1. Purpose

To provide every Member who wishes to address the Board a fair and equal opportunity to be heard, while preserving the Board's ability to conduct the Association's business in an orderly and time-efficient manner.

2. Sign-Up Procedure

- A sign-up sheet will be available at the meeting location (or, for virtual meetings, via chat/registration) beginning when the meeting is called to order.
- Members will be recognized in the order they sign up.
- Each speaker states their name and property/lot before speaking.

3. Time Limits

- Each speaker is allotted 5 minutes.
- The total Owner Comment Period is capped at 30 minutes.
- If more Members sign up than the cap allows, the Board may extend the total period in 10-minute increments rather than shortening individual speaking time.

- A visible timer will be used and enforced uniformly.

4. Conduct of the Comment Period

- Comments are directed to the Board as a whole, not to individual Directors or other Members.
- The Board will listen without engaging in live debate or rebuttal during this period.
- Directors may ask brief clarifying questions but will not argue the merits of a comment during the period.
- The Board will respond to substantive concerns either in writing, at the next meeting, or through the appropriate committee — not in the moment.

5. New Topics & Agenda Items

- Comments that raise a new topic not already on the agenda will be noted and, at the Board's discretion, placed on the agenda for a future meeting rather than decided during the comment period.
- A Member wishing to guarantee discussion of a specific topic should submit it in writing to the President or Secretary at least 10 days before a meeting for consideration as an agenda item.

6. Decorum

- Personal attacks, profanity, and disruptive conduct are not permitted.
- The presiding officer (President) may, after a warning, decline to further recognize a speaker who violates this policy.

7. Executive Session Matters

This policy applies only to the Owner Comment Period of the open portion of a meeting. Matters properly reserved for Executive Session (e.g., delinquencies, pending legal matters, personnel) are not subject to Member comment.

8. Amendment

This policy may be amended by the Board at any regular or special meeting by majority vote, consistent with Bylaws § 3.8.

Adopted by the Board of Directors:

Date: Aug 15th, 2026

President: John Paul Krueger

Secretary: Fred Machell

2026 Road Resurfacing Plan

Proposal for resurfacing all roads in 2026 - 2028

No Assessment Required

Phase 1: Q4 2026 (Green)

- 4.76 Miles (\$206,600)
- Legacy to Adams Creek

Phase 2: Q4 2028 (Blue)

- 2.29 Miles (\$105,000 - \$120,000)
- Adams Creek to White Bluff, Chestnut Crossing, Dock Road

Next Steps

- Property Owner Notification Plan Published by Sept 2026
- Next Resurfacing Plan Published by Q3 2029

Page 2:

- Executive Summary
- Plan Specifics
- Frequently Asked Questions
- Talking Points & Recommendation

Page 3:

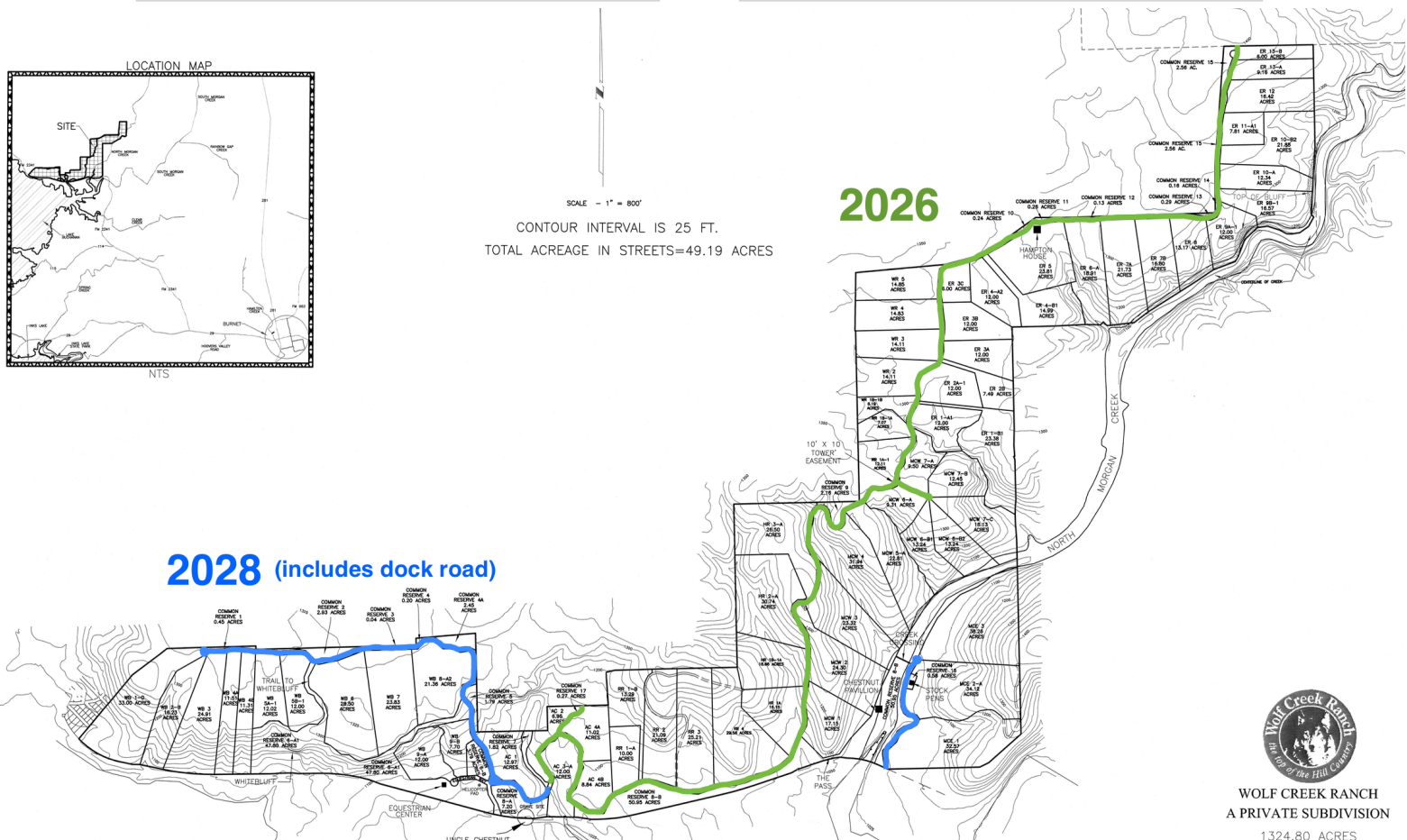
- Contractor Bids
- Road Sections

Page 4:

- Financial Spend Plan
- Treasurer Recommendation

Page 5:

- Road Condition Findings
- WCR Map



2026 Road Resurfacing Plan

Executive Summary:

- Resurface all roads from Legacy to Adam's Creek in Q4 2026 at \$.50 sq. ft. (our most at risk roads)
- Significant opportunity that is in budget (without raising dues)
- Requires 2 phases to complete all roads (without the need for an assessment)
- Must execute by October, 2026
 - Phase 1 (Q4 2026) Cost: **\$206,600** (official bid)
 - Phase 2 (Q4 2028) Estimate: **\$105K - \$120K** (will be based on his material & labor costs)

Plan Specifics:

- Start road resurfacing in October 2026
- Maintain budget of \$55K for the road fund in 2027 & 2028 (revisit after phase 2 completion)
- Target completion of all roads in October 2028 (assuming no emergencies)

Frequently Asked Questions:

Questions	Answers
Why Now?	• This is the best price per sq. ft. we will ever see & this prevents the need for a future assessment • All contractors said we need to resurface as soon as possible to keep the road base healthy • They all also said the ranch roads are generally in good condition "for their age", but this is like a doctor telling a 70 year old person their knees are in good shape "for their age" • We need to start now and we have the money to do it (all sections are over 9-10 years old)
What about our contingency & rainy day funds?	• With this plan we maintain \$25K in the Operational Sustainability Fund for any emergencies • The roads are our primary and most expensive amenity listed in the CC&R & we must maintain the roads with funds already collected. This is our chance to get ahead of inflation. • If we don't do this now, an assessment may be unavoidable & the risk of road failure is high • If the resurfacing happens in Q4, we traditionally have \$172K of operating funds available in Q1 '27
What happens the next time we need to resurface...?	• Staying ahead of inflation & road deterioration is of utmost importance • We have learned that chipseal roads requires constant upkeep, maintenance & resurfacing (6-8 years) • We are working to develop a plan for 2030+ & will review as part of the yearly budget plan process
According to "X" our roads are fine...	• All of the contractors all gave similar responses: "we are at risk", "do you want to patch a leaky roof or fix it", "you won't know until it's too late" • We need to start resurfacing the roads now and we have the money to do it • We have already accumulated the funds and we have to upkeep the amenity • We are trying to avoid an assessment and mitigate road base failure
What about all the construction past Morgan's Cove?	• John Luke said large trucks are good for the health of the road as the cause more compacting of the surface • Additionally he suggested all of us using all parts of the road (safely) & not just staying "one side"
Does this prevent an assessment?	• YES!

Additional Talking Points:

- Multiple bids were considered, ultimately Luke's Asphalt Paving offered the best price at \$.50 sq. ft., but requires we pave one continuous road over 378,000 sq. ft. with no sections
 - Note: John Luke additionally gave us a better discount for the Legacy to Adam's Creek bid (saving us an additional \$25K based on prior estimates at \$.50)
- **Recommendation:** Legacy to Adam's Creek (includes Morgan Cove, Middle gate to cattle guard, & Davis Way)
- Completely resurfaces our worst & oldest roads (2015-2016)
- We have learned the average chip seal road lifespan is estimated at 6-8 years
- We are at the end of our roads life span according to all the contractors interviewed
- **If the road base is compromised or damaged it will cost at least \$3.50 vs \$.50 sq. ft.**

2026 Road Resurfacing Plan

2026 Bid Summaries:

Vendor	Price	Description Details	Mileage	Area (sq/ft)	Total Cost
Luke's Paving (Plan A)	\$0.50	Legacy to Adams Creek	4.76	413,226	\$206,600.00
Luke's Paving (Plan B)	\$0.50	White Bluff to Morgan Cove	4.07	396,000	\$198,000.00
Road Works	\$0.53	1 Mile Minimum	4	378,296	\$200,496.88
Poor Paul's	\$0.65	All Roads (requires assessment)	7.98	600,000	\$390,000.00

Luke's Asphalt Paving (Plan A): Recommended

- Cost: \$206,600 (413,226 Sq/Ft)
- Legacy Ranch to Adam's Creek (includes All of Morgan Cove, Middle gate to cattle guard, Adam's Creek, and Davis Way)
- In 2028: Finish White Bluff Road to Adam's Creek to mailbox cattle guard, Dock Road, & Chestnut Crossing (~\$105K - \$120K)

Luke's Asphalt Paving (Plan B)

- Cost: \$198,000 (396,000 Sq/Ft)
- White Bluff to Morgan Cove (includes Morgan Cove, Middle gate to cattle guard, & Davis Way)
- In 2028: Finish Legacy to Morgan Cove, Dock Road, & Chestnut Crossing (~\$138K - \$150)

Wolf Creek Ranch - Road Sections: (provided by Kim Taniguchi)

Section	Last Resurfaced	Mileage	Area (sq/ft)	Cost (\$.50)
Legacy to Hampton House	2015	1.10	104,544	\$ 52,272.00
Hampton House to Morgan Cove, Morgan Cove	2017	1.19	113,098	\$ 56,548.80
Morgan Cove to The Pass	2017	1.13	119,328	\$ 59,664.00
The Pass to Davis Way	2016	1.20	114,048	\$ 57,024.00
Davis Way to Adams Creek	2016	0.14	12,445	\$ 6,222.50
Adam's Creek to cattle guard at mail shed	2016	0.29	28,422	\$ 14,211.10
White Bluff Road	2016	1.31	124,502	\$ 62,251.20
Chestnut Crossing	2018	0.42	39,917	\$ 19,958.40
Dock Road	2000	0.27	18,533	\$ 9,266.40
Main Gate Entrance	2023	0.12	11,405	Complete
Cattle Guard at mail shed to dumpsters	2023	0.25	23,760	Complete
The Pass Road	2023	0.43	34,056	Complete
Middle Gate Entrance	2024	0.08	7,603	Complete
East Gate Entrance	2024	0.05	4,752	Complete

2023 - 2024 Total Spent: \$151,456

2026 Road Resurfacing Plan

Financial Spend Plan:

Bank Accounts (as of July)			2026	
COA / Budget	Bank	Balance		Road Resurfacing
Ops Sustainability	First United	\$ 55,000.00	\$25K Remains →	\$ 30,000.00
Road Reserve	First United	\$ 113,000.00	→	\$ 113,000.00
Contingency Allowance	First United	\$ 7,000.00	→	\$ 7,000.00
Miscellaneous Income	First United	\$ 9,076.41	\$76.41 Remains →	\$ 9,000.00
FIRST UNITED SUBTOTAL		\$ 184,076.41		—
Operational Funds	Wells Fargo	\$ 84,821.82	(\$12K) Adam's Creek	—
2026 Road Contribution	Wells Fargo	\$ 43,000.00	→	\$ 43,000.00
2026 Contract Labor	Wells Fargo	\$ 6,000.00	\$1.4K Remains →	\$ 4,600.00
WELLS FARGO SUBTOTAL		\$ 133,821.82		\$ 206,600.00
TOTAL		\$ 317,898.23		

Treasurer's Recommendation for 2027 - 2028 Road Reserve Funding:

- Maintain Road Reserve Contribution of \$55K for 2027 & 2028
- Assess chip seal pricing in Q4 2027
 - Determine if remaining road resurfacing will cost more than \$110K
 - Cut as appropriate from other budget line items to make up the difference

Follow Up Action:

- Create a spend plan for 2030 (re: road resurface cycle of every 6-8 years)

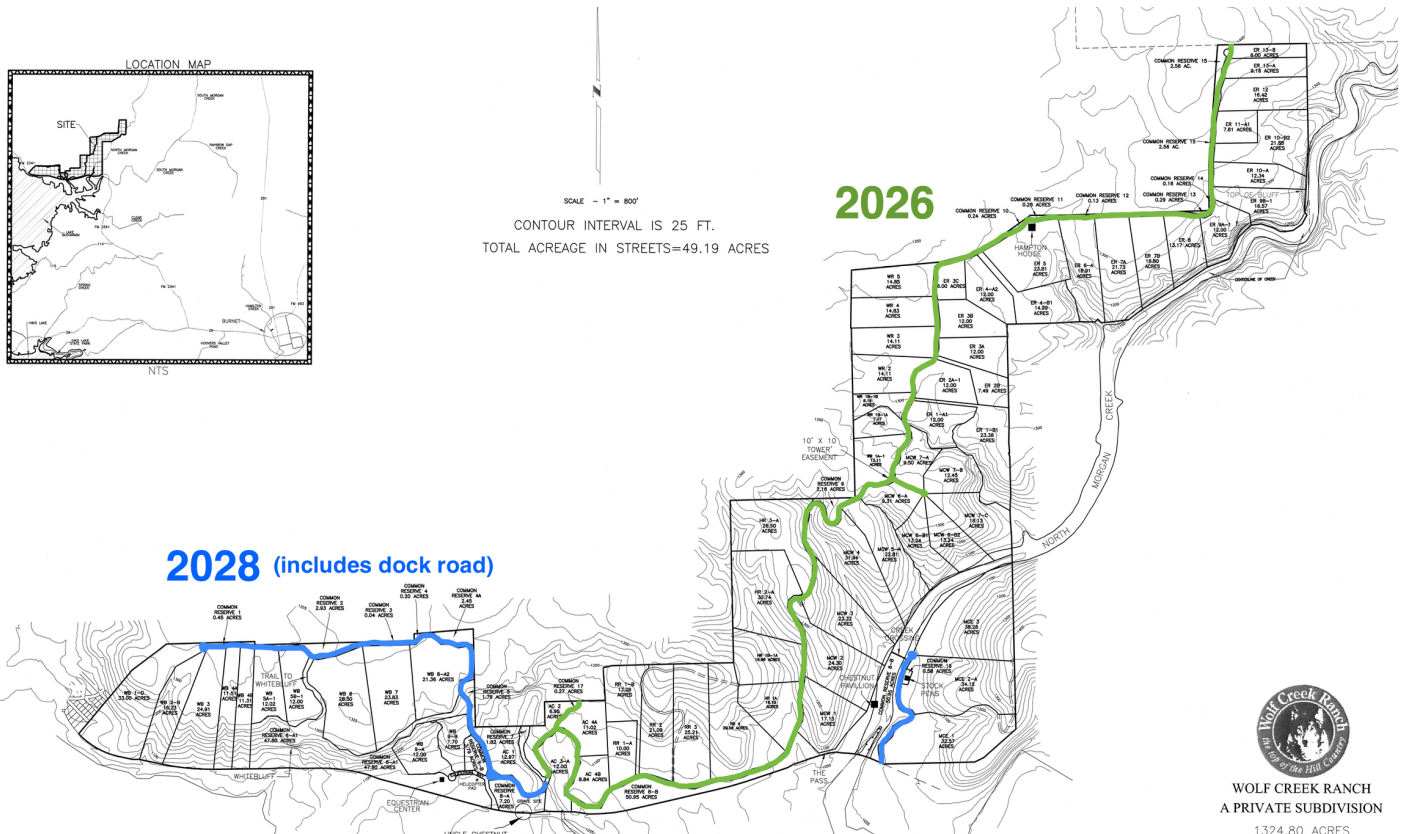
2026 Road Resurfacing Plan

Road Condition Findings:

- Roads Generally in Good Condition for Their Age
- Multiple Road Sections at 9-11 years since last resurface
- Due to age – Numerous areas identified needing immediate attention
 - Wolf Creek Ranch Road from Legacy Gate to Hampton House
 - Wolf Creek Ranch Road from Middle Gate to Top of “Hallelujah Hill”
 - Davis Way
 - Morgan Cove
 - Wolf Creek Ranch Road from Davis Way to Adams Creek Crossing
 - Dock Road
- Conditions Noted
 - Surface degradation due to age
 - Numerous past crack seals
 - Multiple past large patches to repair road base
 - Numerous areas with surface degradation and exposed road base
 - “The Pass” – Drainage Issues from hilltop runoff

WCR Has Chip-Seal Roads:

- Most suitable for rural or private roads
- Consist of layer of small, uniformly-sized crushed stones applied over a thin layer of asphalt emulsion
- Surface then compacted to embed the stones into the emulsion
- Underlying road base provides structural integrity and helps distribute weight of loads
- This method seals minor cracks, reduces oxidation and creates a textured road surface
- Typical life span of 6 – 8 years, dependent on use, weather, etc.
- Financially practical for property owners and communities
- Regular maintenance is necessary, but lessened with more frequent road resurfacing



PROPOSAL AND CONTRACT

Luke's Asphalt Paving

4924 North Highway 281 ★ Burnet, Texas 78611
(512)756-6257

PROPOSAL SUBMITTED TO:

Wolf Creek Ranch

DATE

7/24/2026

JOB NAME

JOB LOCATION

Burnet, Tx

We hereby submit specifications and estimates for

sweep roads with self-propelled broom
patch potholes and broken edges with hot mix asphalt and roll
pave with HFRS2 liquid road asphalt at the rate of 4 tenths of a gallon per sq yd
cover with grade 4 Delta topping rock and roll with pneumatic roller
WHITE BLUFF to all of MORGAN CREEK side approx. 396,000 sq ft \$198,000.00
LEGACY RANCH to ADAMS CREEK side approx. 413,226 sq ft \$206,600.00
one cotinuous line,either start from White BLUFF or LEGACY RANCH no broken sections

COMMENTS

SUBTOTAL

TAX RATE

8.250%

TAX

OTHER

-

TOTAL

Make all checks payable to

Luke's Asphalt Paving

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any altercations or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. This contractor shall not be liable for any damage caused by storms, earthquakes, vegetation, floods or any other act of God.

Authorized
Signature

J. Luke

Acceptance of Contract

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance _____

Thank You For Your Business!