

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

06 January 2018

Attendees

Nelda Duff
Stephanie Black
Tommy Skinner
Patti Skinner
Mark Stracke
Terry Stracke
Bill Bishop
Eliza Bishop
Warren Struss

Jim Fletcher
Debra Burge
Helen Piechouski
Andrew Piechouski
Bob Ring
Cindy Taniguchi
Carol Weathers
Warren Dold
Peter Dold
Constable Leslie Ray (guest)

Attachments

1. WCROA DRB Committee Update
2. Proposed Budget 2018
3. Statement of Assets, Liabilities, and Equity – Income Tax Basis
4. Treasurer's Report as of 01/06/2018
5. Maintenance Report as of 01/06/2018

Business

Having confirmed a quorum of Directors present to conduct the business of the WCROA, President Warren Struss called the general meeting to order at 9:03am, Saturday January 6, 2018.

The following WCROA business was conducted:

1. Jim Fletcher introduced our new Constable for the WCROA area, Leslie Ray. Jim stated that he and Leslie have talked about Leslie making runs by the ranch to provide visibility and law enforcement. Leslie took the floor to introduce himself and remarked that he has worked for Mike as a reserve deputy for a long time, and decided to run after Mike retired. Leslie's office is currently inside the Sheriff's office, but will be moving to the courthouse. WCR owners can reach Leslie by calling dispatch at 756-8080. When 9-1-1 is called, the call will go straight to dispatch and whomever is closest will respond. Each precinct has their own constable, and Leslie's precinct is the largest in Burnet County. Both Leslie and his wife are on the VFD, and Leslie's wife is working to renew her EMT license. Leslie departed the meeting post introduction.
2. Warren Struss asked for changes, amendments or edits to draft meeting Agenda. No discussion was had. A motion was made by Bob Ring and seconded by Tommy Skinner to approve the draft Agenda for this meeting; the motion was unanimously approved.

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3. Warren Struss asked for changes, amendments or edits to draft minutes from the WCROA Board Meeting of 11 November 2017. No discussion was had. A motion was made by Bob Ring and seconded by Tommy Skinner to approve the draft minutes; the motion was unanimously approved.
4. Warren Struss opened the floor to WCROA member comments with the following item discussed:
 - a. Warren Dold shared appreciation for the work underway by the Maintenance Committee, commenting that "this place looks great!" Agreement was had by meeting attendees via applause and positive remarks that the Maintenance Committee is doing a great job.
5. Eliza Bishop presented the proposed 2018 budget, pointing out that changes have been made since dues invoices were sent to property owners. The changes reflect additional cost information received (see attachment). There is no change to the total budget amount. Budget discussion was as follows:
 - a. Jim Fletcher requested a change in verbiage of expense item "Legal & Surveying Services" to instead read as "Legal and Consulting Fees." Eliza Bishop will make this change.
 - b. Warren Dold remarked that we need to get fence repairs done. He has asked David Russell for recommendations. Carol Weathers remarked that David Russell has managed the Goodrich Ranch and knows well about cattle management. The cows are very friendly and used to people, so there is no need to be concerned with cows blocking the roads and approaching people. There is no further communication to share regarding fencing shared by WCR and the Goodrich Ranch, per Warren Dold. David was interviewed to take over management of 21,000 acres of the Goodrich Ranch, should they close on their sale. Once we know when they close and if they still want a high fence, then we can discuss how best to cost participate. We don't know if the new owners will put exotic animals on the Goodrich Ranch, or if they just want to protect wildlife.
 - c. Helen Piechouski requested additional details about use of \$35,000 budgeted for grounds maintenance. Eliza Bishop described how these funds are utilized at the 3 gates, road shoulders, tree trimming, pavilion area, dock area, and around the barn area. The funds are utilized for both facilities and grounds (14 miles of road shoulder). This year is a big project, since the brush hasn't been cut back in about 10 years. Hopefully, in about a year or two, we can lower the budget requirement for grounds maintenance. The

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Maintenance Committee is trying to eliminate as much weed eating as possible by spraying herbicide rather than weed eating.

A motion was made by Bob Ring to accept the proposed 2018 budget and was seconded by Jim Fletcher; the motion was approved unanimously.

6. Jim Fletcher opened discussion for DRB guideline review, stating that he will have drafted new guidelines for DRB review by the next Board meeting. When asked if any major changes are expected, Jim stated, "No, we are a cattle ranch and want to ensure we keep this vision."
7. Warren Dold presented a proposal for delivering PEC services to 4 WCR tract owner properties. A large plat map of the ranch was displayed for Board and Member viewing, highlighting service needs for lots HR-2A, HR-3, MCW-3 and MCW-2. These owners are getting ready to build, and will need electric infrastructure in place to do so.

PEC has conducted a field investigation and determined the only feasible and cost-effective route for power line construction is to utilize the recorded utility easement on the property line bordering MCW-2 and MCW-3. Three of the four property owners are working together with PEC to split the cost of power line construction. PEC will not initiate work until there is property owner agreement. It is possible for the 3 agreeing parties to split the cost, if the 4th should decline. The easement will need to be cleared. It will take at least 6 months to clear and install poles.

Warren Struss motioned to authorize Warren Dold to intervene with property owners with PEC. The motion was seconded by Eliza Bishop; the motion was carried unanimously. Warren Dold will assist the affected lot owners to broker PEC service together.

8. Warren Struss announced the schedule for 2018 Roundup and Board Meetings, as follows:
 - a. April 14 – Round Up
 - b. April 28 – Board Meeting (will bring on newly elected Board members)
 - c. August 18 – Board Meeting
 - d. November 10 – Board Meeting
9. Election time is coming up. Nelda Duff provided an overview of election proceedings. Jim Fletcher and Tommy Skinner's positions open. Nelda will organize and coordinate the election process and send information to

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Property Owners. Jim Fletcher stated that he will not be running for re-election. Warren Struss was asked to please spread the word about open positions.

10. New Business.

- a. Treasurers Report – Eliza Bishop reviewed account balances and receivables. Actual to Budget for 2017 was highlighted (see attachment). Overages were noted with explanation of overages. Warren Struss pointed out that the washout of bridge was a major hit on the budget, and added that we did not have to tap into the rainy-day fund to cover these repair expenses. The bridge repair was done by Bostic. For 2018, Eliza Bishop pointed out that we may need to resurface the East Gate and Dock roads. These roads have never been resurfaced. Once we clean up these roads, we will be able to determine repair needs and costs associated.
 - i. A question was raised about whether the terms of the dock lease state who should maintain the dock road. Warren Dold commented that the dock lease does not state who should maintain the road. Bob Ring recommended we go back to the dock property owner to discuss who should pay for maintaining that road. We believe that the lease is silent, therefore we should take a position that the owner should repair it. Warren Dold will review the lease, which is intact until 2021. The dock lease is with the original WCR developer. Additional information was shared in that there are many others using the dock road.
 - ii. Dock repair status was reviewed, confirming that the dock has been secured and is straight again. The weights in the water are still upside down. Eliza Bishop will contact Gerald McClellan for further update. A previous vote among Property Owners to consider keeping or giving up the dock resulted in an approximate 50/50 split.
 - iii. Helen Piechouski asked whether the WCROA is making money on our investment CDs? Eliza Bishop responded that she has not yet considered this issue, and welcomes assistance in this area. Accounts are currently held with Wells Fargo, and the Board will review whether improvement is possible.
- b. Maintenance Report – Warren Struss gave thanks to the Maintenance Committee and Nelda for all the work in progress to improve the ranch grounds. Eliza Bishop reported that maintenance funds were from the 2017 budget. Tree canopies have been raised

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and there are still some cedars remaining to be removed. The Committee will work over the next 2 years to continue cleaning up. (See attachment of Maintenance Report.)

- i. The newly designated burn pile area is active, located to right of the pavilion road and toward the highway. Owners are invited to pick up chipped debris. Mark Stracke or Warren Struss can help you load chips into your enclosed trailer. The pavilion area has been cleared of very mean bushes. Eliza Bishop queried the Board and Members to ask if anyone has seen anything they didn't like. There are no complaints.
- ii. Some areas remain to be cleared. Eliza Bishop invited everyone to visit the dock, since a large amount of debris has been cleared. The tree that had fallen across White Bluff Trail has been cleared. At some point, Eliza states that the Committee can try to reclaim that path. Flower beds at the main gate will be refurbished in March. When it's warmer, the Committee will clear out the silt in the creek that is blocking drainage at the low water crossing. The cactus on the common grounds will continue to be sprayed. As road shoulders are cleaned, additional cactus will be sprayed. Frontage areas of private property will have cactus removed manually. Our mowers prefer to use large mowers instead of tractors because they are faster, but they don't want to mow over cactus.
- iii. Tommy Skinner will coordinate with Eliza Bishop to have a chipper and trailer available at the same time as Firewise projects. There is need to get rid of all cedars on both sides of the road, chip the cedars and move to a debris pile. Cedars on inclines under power lines are a high priority to remove. Fence replacement, maintenance and Firewise can coordinate and support efficiencies. PEC will trim trees, but will not remove trees. The Committee will work to remove vegetation within and under the fence, but not outside the fence. Clean-up has been done around the water tanks. Many new cedars are growing around telephone poles. We need to have full road access for Fire Department tanker truck passage. Areas around RR 2341 can be cleared and chipped at the cut location. The goal for Firewise is to clean brush and raise canopies; open roads from brush.
- iv. Eliza Bishop noted potential for installing a gate at the dock road to prevent trespassers, with placement being at the entrance to RR 2341. All owners would be given access

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codes for the gate. Consideration is needed for changing the traffic pattern at the dock. Two gates may be needed, one on each lane. WCROA can investigate whether the dock owner might share in gate costs, but this is doubtful since liability is ours. Owner permission will be needed prior to setting gates. Setting of gate posts will be expensive, due to setting them in rock. The Maintenance Committee will come up with a plan for presentation at the next Board Meeting.

- c. Design Review Board Report – See attachment.
 - i. If property owners agree, Jim Fletcher offers to arrange for our Burnet County Commissioner to join a Board Meeting. We might discuss adding a traffic light at RR 2341 and HW 29. There is both Board and Member agreement that this would be a welcome action.
 - ii. The Grigsby's have completed their home, which is a 2nd home. They are living at WCR on weekends.
 - iii. The Hamm's are going to build on the bottom of their lot and will begin construction soon.
 - iv. The Meyers construction progress is unknown.
- d. Firewise – Tommy Skinner has no additional report.
- e. Carol Weathers reported on trash pickup of adopted 2-mile area, which is done 4 times per year. The new program organizer insists we pick up 4 times per year. Previously, we've done it 3 times. The next trash pickup will be before Round Up. WCROA had a great turnout last time. If there are at least 10 people, it takes only about 1.5 hours. We need to pick up before the Highway Dept. mows so that trash is not shredded. Tall grasses limit visibility of trash and make pickup more difficult. The next trash pickup event will occur in March.
- f. Bob Ring – No Report.
- g. Cindy Taniguchi – No Report.

- 11. A motion was made by Warren Struss and Seconded by Carol Weathers to adjourn the WCROA Board Meeting for Executive Session to discuss legal issues. The motion was carried unanimously. The WCROA Board Meeting was adjourned at 10:50 and will reconvene afterward. Owners were invited to remain, if desired.

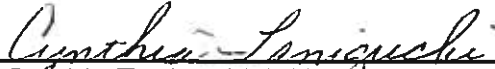
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12. Executive Session was adjourned at 12:15pm. Warren Struss reconvened the WCROA Board Meeting at 12:20pm. No further Board action items were discussed.

13. A motion was made by Tommy Skinner and seconded by Carol Weathers to adjourn the meeting. The motion was carried unanimously and the meeting was adjourned at approximately 12:20pm.

Recorded and certified by:



Cynthia Taniguchi, WCROA Secretary

5-7-2018
Date

DRAFT AGENDA
WCROA MEETING
January 6, 2018
9:00 A.M.

Silver Creek Fire Hall & Community Center, 101 CR 128, Burnet

- Call Meeting to Order/Confirm Board Quorum
- Circulate Attendee Sign In Sheet
- Approval of 1/6/18 Draft Agenda
- Introduction of Special Guest Speaker, Mr. Leslie Ray, Burnet County Pct. 1 Constable
- WCROA Property Owner Comments

Items for Action

- Discuss and approve Draft minutes of November 11, 2017 meeting
- Review and adopt the 2018 Annual Budget – Eliza
- DRB Guidelines, review with possible Board action – DRB Committee
- Review proposed PEC services to 4 WCR tract owner properties – Warren Dold
- Confirm General Board Meeting dates for 2018

Items for Discussion

- New Business
 - Treasurer Report - Annual dues statements have been mailed 12/15/17 – Eliza
 - Update on the WCR Maintenance Plan – Eliza
 - Design Review Board Update - Jim
 - Next General WCR Board Meeting – Saturday, _____, 2018
- Adjourn WCR 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 Meeting to Order
 - WCROA Board action on any applicable business discussed in Executive Session
- Adjourn

WCROA DRB Committee Update

for January 6, 2018 - WCROA Board Meeting

The DRB Committee review activities and updates since the last WCROA Board meeting are as follows:

1. Steve and Marilyn Meyers (Tract ER-2B) – Applied to build their new home in late December. Lee Kinard and Dorine Petru have met with their builder (Showcase Builders – Burnet) at the site and Lee has followed-up with outstanding items. Approval is anticipated soon.
2. Herman Maynard (Tract MCE-3) – Approval by DRB on project for protecting all hardwoods including oak, cedar elm and mesquite trees by removing competing plants under their canopy and trimming non-competing, established cedar (ashe juniper), persimmon, and mountain laurels on his track. Herman has asked Eliza Bishop to help me with overseeing different contractors for the many different jobs required to complete this task.
3. Bill and Eliza Bishop (Tract RR-3) – Approval by DRB for water source for deer and other wildlife along with adjacent bird bath.

Wolf Creek Ranch Owners Association
Proposed Budget 2018

(5)

\$163,200 divided
Per 68 Tracts by 68 = \$2400
for \$ 2400 \$4,200 divided by
68 = \$61.76

Tract % of
\$2,461.76 Tract Portion in \$

Revenue

Annual Dues and Assessments	163,200.00	97.49%	\$2,400
Dues Interest and Penalties	0.00		
Grass Lease	4,200.00	2.51%	\$61.76
Dividend Income	0.00		
Interest Income	0.00		
Total Income	167,400.00	100.00%	\$2,461.76

Expenses

Wages	27,300.00	16.29%	\$401.02
Payroll Tax Expense	2,110.00	1.24%	30.52
Futa Expense	100.00	0.49%	12.06
Suta Expense	700.00	0.40%	9.85
Mileage Reimbursement	2,000.00	1.18%	29.04
Contract Labor	7,500.00	4.47%	110.04
Computer and Internet Expense	750.00	0.44%	10.83
Insurance Expense	7,400.00	4.42%	108.8
Firewise Expense	2,500.00	1.48%	36.43
Office Expense	925.00	0.54%	13.29
Bank Charges	50.00	0.02%	0.49
Postage and Delivery	300.00	0.16%	3.94
Memberships, Subscriptions, & Misc.	200.00	0.10%	2.46
- Legal & Surveying Services <i>Attorney Fees</i>	6,000.00	3.57%	87.89
Accounting Fees	4,275.00	2.54%	62.53
Events/Annual Board Meetings	500.00	0.29%	7.14
Repairs & maintenance - Gates	600.00	0.35%	8.62
Repairs & maintenance - Dock	5,000.00	2.97%	73.11
Repairs & maintenance - Fences	300.00	0.17%	4.18
Fence Section Replacement	10,000.00	5.96%	146.72
Repairs & maintenance - Roads	4,850.00	2.85%	70.17
Repairs & maintenance - Facilities/Grounds	1,000.00	0.60%	14.77
Tools, Equipment and Supplies	400.00	0.23%	5.66

Wolf Creek Ranch Owners Association
Proposed Budget 2018

(6)

Telephone - Office	2,000.00	1.19%	29.3
Telephone - Gates	2,100.00	1.25%	30.77
Utilities	5,200.00	3.10%	76.32
Trash Pick-up	4,650.00	2.76%	67.95
Groundskeeping	34,000.00	20.31%	499.99
Wildlife Management	1,143.00	0.67%	16.5
Property Taxes	2,557.00	1.53%	37.67
Licences and Permits - Dock	100.00	0.05%	1.23
Lease - Boat Dock	770.00	0.45%	11.08
Federal Income Tax Expense	120.00	0.07%	1.72
Cactus Abatement	4,200.00	2.49%	61.3
Hog Abatement	800.00	0.47%	11.57
Total Operating Expenses	142,400.00	85.10%	\$2,094.96
Road Resurfacing Reserve - Transfer to Savings	25,000.00	14.90%	\$366.80
Total Expenses	167,400.00	100.00%	\$2,461.76
Net Income/Loss	0.00		

Changes were made to the proposed budget that was sent on December 15, 2017.

The following changes to certain line items are listed below. These changes were made after receiving The Statement of Revenues and Expenses for the Twelve Months Ending December 31, 2017 on 1/4/18.

Repairs and Maintenance – Roads: Increased from \$2,000 to \$4,850.

Repairs and Maintenance – Facilities/Grounds: Decreased from \$3,000 to \$1,000

Groundskeeping – Decreased from \$34,850 to \$34,000

Wolf Creek Ranch Owners Association
Proposed Budget 2018

(1)

	\$163,200 divided by Per 68 Tracts 68 = \$2400	\$4,200 divided by 68 = \$61.76	
	Annual Budget	Tract % of \$2,461.76	Tract Portion in \$
Revenue			
Annual Dues and Assessments	163,200.00	97.49%	\$2,400
Dues Interest and Penalties	0.00		
Grass Lease	4,200.00	2.51%	\$61.76
Dividend Income	0.00		
Interest Income	0.00		
Total Income	167,400.00	100.00%	\$2,461.76
Expenses			
Wages	27,300.00	16.29%	\$401.02
Payroll Tax Expense	2,110.00	1.24%	30.52
Futa Expense	100.00	0.49%	12.06
Suta Expense	700.00	0.40%	9.85
Mileage Reimbursement	2,000.00	1.18%	29.04
Contract Labor	7,500.00	4.47%	110.04
Computer and Internet Expense	750.00	0.44%	10.83
Insurance Expense	7,400.00	4.42%	108.8
Firewise Expense	2,500.00	1.48%	36.43
Office Expense	925.00	0.54%	13.29
Bank Charges	50.00	0.02%	0.49
Postage and Delivery	300.00	0.16%	3.94
Memberships, Subscriptions, & Misc.	200.00	0.10%	2.46
Legal & Surveying Services	6,000.00	3.57%	87.89
Accounting Fees	4,275.00	2.54%	62.53
Events/Annual Board Meetings	500.00	0.29%	7.14
Repairs & maintenance - Gates	600.00	0.35%	8.62
Repairs & maintenance - Dock	5,000.00	2.97%	73.11
Repairs & maintenance - Fences	300.00	0.17%	4.18
Fence Section Replacement	10,000.00	5.96%	146.72
Repairs & maintenance - Roads	2,000.00	1.19%	29.3
Repairs & maintenance - Facilities/Grounds	3,000.00	1.77%	43.58
Tools, Equipment and Supplies	400.00	0.23%	5.66
Telephone - Office	2,000.00	1.19%	29.3
Telephone - Gates	2,100.00	1.25%	30.77
Utilities	5,200.00	3.10%	76.32
Trash Pick-up	4,650.00	2.76%	67.95
Groundskeeping	34,850.00	20.80%	512.05
Wildlife Management	1,143.00	0.67%	16.5
Property Taxes	2,557.00	1.53%	37.67
Licences and Permits - Dock	100.00	0.05%	1.23
Lease - Boat Dock	770.00	0.45%	11.08
Federal Income Tax Expense	120.00	0.07%	1.72
Cactus Abatement	4,200.00	2.49%	61.3
Hog Abatement	800.00	0.47%	11.57
Total Operating Expenses	142,400.00	85.10%	\$2,094.96
Road Resurfacing Reserve - Transfer to Savings	25,000.00	14.90%	\$366.80
Total Expenses	167,400.00	100.00%	\$2,461.76
Net Income/Loss	0.00		

Wolf Creek Ranch Owners' Association
Statement of Assets, Liabilities, and Equity
Income Tax Basis
As of December 31, 2017

Assets

Current Assets

Cash-Wells Fargo #3191	\$	3,520.82
Cash-Savings Wells Fargo		80,007.80
Annual Dues Receivable		<u>2,386.00</u>
<i>Total Current Assets</i>		85,914.62

Property and Equipment

Equipment & Fixtures	\$	2,850.00
Gate Remote Clickers		179.35
Less Accumulated Depreciation		<u>(2,850.00)</u>
<i>Total Property, Equipment, and Fixtures (See Notes 2 & 3)</i>		<u>179.35</u>

<i>Total Assets</i>	\$	<u>86,093.97</u>
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Liabilities and Equity

Current Liabilities

Employment Taxes Payable	\$	616.76
FUTA Payable		<u>42.00</u>
<i>Total Current Liabilities</i>		658.76

Equity

Capital Maintenance-Road Resurfacing Reserve Fund	\$	80,007.80
Operations-Sustainability Fund		50,000.00
Retained Earnings-Operating Fund		<u>(44,572.59)</u>
<i>Total Equity</i>		<u>85,435.21</u>

<i>Total Liabilities and Equity</i>	\$	<u>86,093.97</u>
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Wolf Creek Ranch Owners' Association
Actual to Budget Variance Report
Income Tax Basis
For the Twelve Months Ended December 31, 2017

	<u>December 31, 2017</u>	<u>Annual Budget</u>	<u>Variance</u>	<u>Percentage of Budget Line Item</u>
Revenue				
Annual Dues Assessments	\$ 163,200.00	\$ 163,200.00	\$ 0.00	100.00
Dues Interest & Late Fees	2,590.00	0.00	2,590.00	-
Prior Year Carryover	0.00	63,110.00	(63,110.00)	-
Grass Lease	3,800.00	4,200.00	(400.00)	90.48
Dividend Income	199.44	0.00	199.44	-
Interest Income	437.26	0.00	437.26	-
Road Resurfacing Reserve Revenue	0.00	106,300.00	(106,300.00)	-
Total Revenue	\$ 170,226.70	\$ 336,810.00	\$ (166,583.30)	50.54
Expenses				
Wages	\$ 27,678.99	\$ 27,300.00	\$ 378.99	101.39
Payroll Tax Expense	2,117.87	2,110.00	7.87	100.37
Futa Expense	42.00	100.00	(58.00)	42.00
Suta Expense	198.91	700.00	(501.09)	28.42
Mileage Reimbursement	1,371.40	2,000.00	(628.60)	68.57
Contract Labor	7,300.00	7,500.00	(200.00)	97.33
Computer & Internet Expense	745.21	700.00	45.21	106.46
Insurance Expense	7,136.60	7,400.00	(263.40)	96.44
Firewise Expense	2,391.03	2,000.00	391.03	119.55
Office Expense	811.38	700.00	111.38	115.91
Bank Charges	0.00	50.00	(50.00)	-
Postage & Delivery	260.77	300.00	(39.23)	86.92
Memberships, Subscriptions & Misc.	0.00	200.00	(200.00)	-
Legal & Surveying Services	0.00	400.00	(400.00)	-
Accounting Fees	4,225.00	4,275.00	(50.00)	98.83
Events/Annual Board Meeting	443.77	500.00	(56.23)	88.75
Repairs & Maintenance-Gates	4,524.70	600.00	3,924.70	754.12
Repairs & Maintenance-Dock	0.00	1,200.00	(1,200.00)	-
Repairs & Maintenance-Fences	223.00	500.00	(277.00)	44.60
Repairs & Maintenance-Roads	13,950.65	500.00	13,450.65	2,790.13
Tools, Equipment & Supplies	628.28	400.00	228.28	157.07
Repairs & Maintenance-Facilities & Grounds	4,196.68	3,000.00	1,196.68	139.89
Telephone - Office	2,065.56	2,000.00	65.56	103.28
Telephone - Gates	2,074.67	2,100.00	(25.33)	98.79
Utilities	4,707.86	5,200.00	(492.14)	90.54
Trash Pick-Up	4,123.42	3,600.00	523.42	114.54
Groundskeeping	34,651.50	34,850.00	(198.50)	99.43
Wildlife Management	424.00	1,700.00	(1,276.00)	24.94
Property Taxes	2,613.84	2,614.00	(0.16)	99.99

See Accountants' Compilation Report

Wolf Creek Ranch Owners' Association
Actual to Budget Variance Report
Income Tax Basis
For the Twelve Months Ended December 31, 2017

Licenses and Permits - Dock	100.50	100.00	0.50	100.50
Lease-Boat Dock	777.67	780.00	(2.33)	99.70
Federal Income Tax Expense	0.00	120.00	(120.00)	-
Road Resurfacing Reserve	0.00	25,000.00	(25,000.00)	-
Road Improvements	107,260.00	107,260.00	0.00	100.00
Operations Sustainability Reserve Fund	0.00	50,000.00	(50,000.00)	-
Dock Repair	5,656.00	4,000.00	1,656.00	141.40
Fence Section Replacement	6,225.10	10,000.00	(3,774.90)	62.25
Cactus Abatement/Land Mgmt.	3,355.00	10,000.00	(6,645.00)	33.55
Hog Abatement	1,091.97	5,000.00	(3,908.03)	21.84
Ranch Enhancements	0.00	10,000.00	(10,000.00)	-
Total Expenses	\$ 253,373.33	\$ 336,759.00	\$ (83,385.67)	75.24

See Accountants' Compilation Report

Wolf Creek Ranch Owners Association

Treasurer's report

January 6, 2018

A

As of December 31, 2017, the WCROA is financially within budget. We will discuss areas of over/under expenditures in detail below.

Current Assets-11/30/2017

• Cash – Wells Fargo #3191 (Checking Account)	\$	3,520.82
• Road Reserve		25,000
• Cash – Savings Wells Fargo (Rainy Day Reserve)		55,007.80
• Annual Dues Receivables		2,386

Summary of Expenses (Overages) 12/31/2017

- Firewise Expense: \$391 Expenses were incorrectly categorized.
- Repairs and Maintenance – Gates: \$3,925 The overage was due to the collapse of the wall at the main gate.
- Repairs and Maintenance – Roads: \$13,451 The overage was due to the road repair (\$2,500) for patch work, the culvert / road repair at the Pass (\$9,061.36) and roadside spraying of the shoulders (\$1,889.64).
- Tools, Equipment & Supplies: \$228 New refrigerator was purchased.
- Repairs and Maintenance – Facilities & Grounds: \$1,196.68 The overage was due to the painting/staining of the gates, pavilion and office/barn.
- Trash Pick-Up: \$523 The fees were raised in July by \$60/month by Republic Services. An additional charge was incurred for removing non household items that were left at the dumpster.
- Dock Repair: \$456 The overage was due to the amount of work required to secure the dock.

Items to be addressed in 2018

- Roads Resurface – There are 2 roads remaining to be paved. Chestnut Trail at east gate. Bid of \$14,248 and the road at the Dock. Bid of \$10,444. Total: \$24,692.
- Road Repair / Maintenance - There is an area past the Hampton house that needs attention. Cost \$2,000.00.
- Dock Repair – Additional work is required to upright the dead men to tie off the cable to further secure the dock. Budget: \$5,000 Cost of repair: Unknown

2017 Dues Collection Status as of 12/31/17

- 66 Owners are paid in full.
- 0 Owners are on the payment Plan.
- 2 Owners are behind on interest/service charge.

Wolf Creek Ranch Owners Association

Maintenance Report 1/6/18

The following work was done in December. These projects took 360 man hours and were completed under budget.

Tree Work – cut and chip

Efrain Aviles 12/1 – 12/2/17

- Oak tree on left at the beginning of White Bluff road. Removed limb and raised canopy
- Cut and remove brush around dumpster, raised limbs/canopy on trees
- Raised canopy on Oak tree on Common area in front of AC-1
- Cut limbs on mesquite tree in front of AC-1
- Raised canopy of Oak tree in median between AC-2 and AC-3
- Raised canopy of 2 Oak trees in front of AC-4B
- Raised canopy of 2 Oak trees that merge over the road at the Pass
- Removed limb of Cedar Elm behind the Oak trees on east side at Pass
- Raised canopy, cut limbs and removed cedars in the Tunnel

Efrain Aviles 12/16/17

- Removed additional Cedars and limbs in the Tunnel
- Removed limb on Oak tree at MCW-3
- Raised canopy on 2 Oak trees on Common area in front of RR-4
- Raised canopy and removed limbs on Oak tree at RR-4
- Raised canopy of trees in front of WB-8B1 and on Common area
- Cleaned under 2 Oak trees, cut limbs and raised canopy at WR-1A-1
- Cleaned under 2 Oak trees, cut limbs and raised canopy at ER-2A-1

Brush work

Robert (RCL) 12/2/17

- Cut brush on common ground side in back of ranch. Hauled to the burn pile.
- Cut brush at the Pass. Hauled to the burn pile.

12/22/17

- Cut and stacked brush on Common ground and in front of properties at the back of ranch

Brush work - continued

Ramon Aviles 12/20/17	Cut and stacked brush – East Gate road and Pavilion
12/21/17	Cut and stacked brush– White Bluff
12/22/17	Cut and stacked brush – Dock / Rained out half day
12/23/17	Cut and stacked brush – Dock and back of ranch on Common side of road
12/25/17	Cut and stacked brush – Back of ranch on Common side and in front of properties
12/26/17	Chipped brush and dumped by burn pile area – Back of ranch
12/27/17	Chipped brush and dumped by burn pile area – White Bluff and Pavilion
12/28/17	Chipped brush and dumped by burn pile area – Back of ranch and East Gate road

- The mulch at the burn pile area is available for ranch owner use. If assistance is needed to load into a truck bed or a closed sided trailer please contact Warren Struss or Mark Stracke.
- They are volunteering their time and tractor for loading.

List of projects for January – March 2018.

The brush remaining at the dock was not able to be chipped because of the narrow roads and turn around space required for the dump trailer. It will be hauled to burn pile area.

There is remaining brush to be removed along the roads, around curves and under oak trees close to the roadsides.

The flower beds at the Main gate will be cut back, mulched and prepared in mid-March in preparation for the Round-Up.

The low water crossing at Adams creek will be addressed.

Cactus on the Common grounds will be sprayed with herbicide. The cactus on the sides of the roads that are in front of ranch owner properties will be removed by machine or manually.

Rocks will be moved from along the roadsides manually.