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

25 July 2015

Attendees:

Bob Snyder, President
Lyn Mefford, VP
Dennis Hill, Treasurer
Lee Kinard, Secretary
Fred Ball, Board Member
Bob Ring, Board Member
Sue Hill, Board Member
Warren Dold, ER-7A
Warren Struss, ER-1A
Coleen & Brandon Struss
Debra & Bobby Burge, ER-1B
Susan & Tom Mitchell
Pete Mefford, WB-3
Ellis McKanna, ER-3A
Mark Stracke, MCW-6A
Tommy & Patti Skinner, ER-12
Kim & Cindy Taniguchi, MCW-7B
Tom Mitchell
Stephanie Black
Leah Auricchio, HR-1A
Ken Kapelka, HR-1A
Lori & Jim Fletcher, WB-9A
Kay Snyder, ER-4B
Sue McLelland, WB-8
Gene & Dorine Petru, WB-5B
Jan & Keith Buechler, ER-10B
Eliza Bishop, RR-3

Attachments

Agenda
Sign-in Sheet
DRB Process Report
DRB Draft Documents – 3 ea
DRB Status Report
2015 Maintenance Projects
Treasurer's Report
Management Co. Comparisons
Burge & Struss - various
Rainfall to date

Having confirmed a quorum of directors present to conduct the business of the Association, President Snyder called the meeting to order at 9:02 AM in the WCR Barn, welcoming the board, committee members and owners. President Snyder summarized the agenda for the meeting. See attachment.

Meeting minutes of the previous Board meeting of 18 April 2015, were circulated via email prior to today's meeting. They were accepted by the Board. The Board secretary, Lee Kinard, will file the minutes with attachments in the WCR office.

Sue Hill – DRB Process

There were several handouts including the DRB Process outline sheet, the draft of a form to apply for new home construction, the draft of a form for additions or modifications to structures on the property and the draft of a form defining guidelines for construction. Board members are to review and comment.

Deb Burge – DRB Status Report

See attached.

Tommy Skinner – Firewise Committee

Tommy spoke about the efforts to clear cedar for a fire break along the fence on RR 2341 from the middle gate to near the main gate and that out of a budget of

$2K, he spent $450 on clearing cedar and another $150 on clearing an escape route on the east side of the ranch beyond the creek. There was some discussion about the intent to install more water tanks on the ranch.

Warren Struss – Road Repair and Ranch Maintenance

See handout. Warren informed the group that bids are in to resurface and repair the entire 7 mile road.

Warren said that cactus clean-up after spraying will not take place. Instead, the cactus appears to be decaying well. So the next round of cactus abatement spraying will begin in two weeks.

Additionally, Warren said that fencing repairs between WCR and the Baker ranch will commence next week. The Bakers have agreed to share the cost at $2.52 per foot allowing WCR to complete twice as much fence repair.

There was discussion about the flag and flagpole which was on Chestnut Bluff until recently. The board decided that the flagpole has caused undue expenses and will not be re-installed. The motion was made and seconded to sell the flagpole and if it is to be sold to a WCR owner, then he should be warned that the DRB will pass judgement on its new location.

Managed Lands Program

The deer survey will begin in August.

Treasurer's Report

Denny provided the "Treasurer's Report" detailing the 2015 project status and the ongoing budget considerations. See attachment.

Denny explained that WCR is under budget to date and that he has two proposed budgets for road repair. One is to resurface the roads with a 5 year plan and the other is to do all the roads in 2015.

However, it was brought up that oil prices are low now, around $40/bbl and are speculated to rise over the next several years to $100/bbl which means that now we can get the best "band-for-the-buck" in road materials over the shorter period.

It was decided to proceed with the first section soon, as an evaluation section and then accellerate sections as things work out.

Grazing Lease – Bob Snyder

Bob spoke with Aimee Spradling at the Burnet Central Appraisal District (CAD) and determined that the ranch can rest under drought relief if the Governor makes a declaration or the two year cattle abatement. This is good news along with the other things the board is doing to help regenerate the grasses and grazing land on the ranch.

Wolf Creek Ranch Board of Directors Meeting Agenda

The next WCROA meeting is scheduled for Saturday July 25th at 9:00AM in the WCR barn. Nelda has posted the meeting notice at the mailbox kiosk and outside her office. She will email a copy of this agenda to all landowners. We will also have a coffee service so arrive a little early if you can and enjoy visiting with fellow landowners. I will start the meeting promptly at 9:00AM.

The primary subject of this meeting will be Dennis Hill's initial draft budget for 2016. We will review projects to assist him in preparing a proposed final operating budget and 5 year capital spending plan for next year.

Lee Kinard…….Review any changes made to your draft of the April meeting minutes and move to accept the minutes as amended. A rainfall update will be of interest as well.

Sue Hill/Deb Burge/Tom Mitchel…..Please brief the board on the activity of the Design Review Board since the last meeting. Also, please present a short description of the process you are utilizing for the approval of projects. Additionally, we need to discuss the revised construction guidelines, make any changes necessary and vote to adopt the guidelines.

Tommy Skinner…. Please give the board an update on 2015 Firewise projects and anticipated 2016 budget.

Warren Struss/Denny Hill/Lyn Mefford/Bob Snyder…..The perimeter fence and road maintenance are our two largest projects. Please summarize the plans for the remainder of this year and beyond. Also, brief the board on any other projects planned for 2015 and 2016.

Warren Struss…..Please give us an update on our MLDP for 2015-16 and budget for 2016.

Denny Hill…… The floor is yours to share with us how we are doing on our 2015 budget and receive guidance you need to prepare a 2016 budget in time for our next meeting in late November/early December.

Wolf Creek Ranch Owner's Association
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Management Co. Presentation and Discussion – Open Forum

See attached handout showing a matrix comparison of two outside management companies and the current method. A lively discussion ensued with the assembled owners which was unwarranted since the board was simply considering how the ranch might operate under an outside management company and has no aims toward anyone. Once it was clear the board was being objective in its considerations, things progressed more smoothly. The board is still in the consideration stage.

Burge and Struss

The WCROA Board has been requested to mediate between the two neighboring families by Bobby & Deb Burge. The families have not been able to resolve the issues between them and it is felt that the issues stem from the CC&Rs which the Board controls. This is an unfortunate circumstance and the Board does not like or want to have to do the mediation, but it has been requested. The Board is considering potential solutions.

Next meeting is set for 14 November 2015.

Bob Snyder adjourned the meeting at approximately 1:00 PM.

Submitted and Certified by:

Lee Kinard, Secretary — 21 Nov, 2015 Date

Bob Snyder.... We need to be on top of our grazing lease situation. I will research the matter and report on the status of our range resting period and the time left to locate a lessee to continue our agricultural exemption.

Board Members..... We will have a closed session to hear the Burge's response to the findings of the DRB given to them in late March concerning the Struss' shop/garden area. The Struss' and Burge's will both be present.

Board Members..... We will continue the closed session to review the findings of the Professional Management Committee. Sue you have the floor to get us up to speed on the subject.

See you 9:00AM on July 25th,

Bob

25 July 2015

	WCROA Board Meeting Sign In Sheet	
	Name	**Property**
1	Lee Kinard	AC-2
2	Bob Snyder	ER-4B
3	Tom Mitchell	
4	Warren Stein	ER 1A
5	Patti & Tommy Skinner	ER 12
6	Stephanie Black	ER 11
7	Debra Burge	ER 1b
8	Lyn Mefford	WB-3
9	MARK STRACKE	MCW-6A
10	Pete Mefford	WB-3
11	Ellis McKanna	ER3A
12	DENNY HILL	WB5A
13	SUE HILL	WB5A
14	Leah Auricchio	HR-1A
15	Ken Kapelka	HR-1A
16	LORI + JIM FLETCHER	WB-9A
17	Kay Snyder	ER-4B
18	Sue McClelland	WB 8
19	[illegible]	~~WB-6~~ WB-5B
20	GENE PETRU	" WB-5B
21	Jan + Keith Buechler	ER 10B
22	Eliza Bishop	RR3
23	~~Keith~~	
24	Kim + Cindy Taniguchi	MCW 7-B
25	Colleen + Brandon Struss	ER-1A
26	Warren Dok	ER-7A
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WCROA Design Review Board (DRB) Process

~Days	Party	Action	Article(s)	Comments
0	Owner	Request Application from WCR Office (Email Nelda @ wolfcktx@tstar.net) - Application for New Home Construction - Application for Addition or Modification	7.1 10.4	Refer to WCROA Declarations of CCRs for when to request a DRB Application. Application must be complete before DRB review. All detailed plans, surveys, etc must be provided with application.
3	Nelda	Distributes Appropriate Application, Rules and Regulations for Contractor and DRB Guidelines	7.1	Rules and Regulations for Contractors must be signed before any DRB decision is considered final. DRB Guidelines highlight FAQ; owner maintains responsibility for full understanding all WCROA Declarations of CCRs.
15	DRB	Assess Application for missing data		Owner will be notified if additional information is required before DRB can review.
30	DRB	Decision - Sent to Owner and WCROA Board of Directors - Notification to Association/Adjacent Tract Owners	10.4	Once DRB has a complete application, DRB will return a decision within 30 days (or otherwise notify owner if there will be a delay).
	Owner	Sign and Return original copy of approval letter	7.1	Acknowledging conditions of approval.
20	Board/ Assoc.	Reconsideration Period	10.8	Board and Association has option to file in writing a "request to reconsider" any DRB decision.
1 YR	DRB	Lapse of Construction Approval - Notification sent to Owner	10.9	If construction of approved structure has not commenced and diligently being pursued to completion.
18 mo.	DRB	Construction must be completed within 18 months of approval	7.1 10.9	Owner may file request for extension in writing.

2015 DRB Committee: Sue Hill (Chairperson), Deb Burge, and Tom Mitchell

DESIGN REVIEW BOARD

Wolf Creek Ranch Owners Association
P.O. Box 761 ♦ 10233 Ranch Road 2341
Burnet, Texas 78611

NEW HOME CONSTRUCTION APPLICATION

Date: _____

This is an application to construct a new home, and other identified structures/projects, on the following tract.

PROPERTY OWNER INFORMATION

Name: _____ Tract #: _____

Day Phone: _____ Email: _____

Primary Residential Mailing Address: _____

_____

CONTRACTOR/BUILDER INFORMATION

Name: _____ Phone: _____ Email: _____

Address: _____ City: _____ State: ___ Zip: _____

Expected Construction Period: Start Date _____ End Date _____

(All Contractors must sign the WCROA Rules and Regulations for Contractors upon approval of project for approval to be deemed final)

The following items must be submitted with this application for DRB review:

- Current survey by a licensed professional surveyor showing ail applicable setbacks and the location of all planned structures
- Construction plans for the primary residence (2000 sq. ft. or larger) and all other structures, including front/back/side elevation drawings
- Any other applicable plans, specifications, and locations (e.g., rainwater storage tank(s) and system, water lines, electrical pole and transformer placements, propane tank, all outbuildings, decks, pool, Jacuzzi, fence, driveway, etc.)
- Septic system design plans and location
- Copy of Burnet County/LCRA Septic Permit
- Copy of Burnet County Building Permit, and any other required city, county, or state permits
- Copy of builder's liability
- Wolf Creek Ranch "Contractor/Builder Rules and Regulation" form, signed by contractor/builder.

NOTE: The application submission will not be considered complete and ready for DRB review until all necessary documentation has been received by the DRB.

Mail this form and all documents via U. S. Postal service (do not send by FedEx, UPS, or courier) to:

Wolf Creek Ranch
Attn: Design Review Board
10233 Ranch Road 2341
Burnet, Texas 78611

OR email, electronic copies of all documents to:

wolfcktx@tstar.net
Subject Line: DRB request for Tract # ____

Owner Reference documents available at Ranch Office:

- WCROA DCC&R
- Contractor Rules and Regulations

Design Review approval will be considered null and void if this project has not commenced within 12 months from the DRB approval date (Section 10.9 of Article X of the WCROA Declaration). After this date, please contact the DRB to extend the approval period.

DESIGN REVIEW BOARD INFORMATION

Date Application **Received** by DRB: _____
Date Application **Approval** letter sent by DRB: _____
Date Application **Declined** letter sent by DRB: _____

DESIGN REVIEW BOARD
Wolf Creek Ranch Owners Association
P.O. Box 761 ♦ 10233 Ranch Road 2341
Burnet, Texas 78611

ADDITION/MODIFICATION APPLICATION

Date: _____

This is an application for an addition (meaning, to add something not already in existence) to the below-specified property, OR to make a modification (meaning, make changes) to an existing structure/project or to one that is currently being built or installed on the below-specified property: Section 7.1 of Article VII of the WCROA Declaration.

PROPERTY OWNER INFORMATION

Name: _____ Tract #: _____

Day Phone: _____ Email: _____

Primary Residential Mailing Address: _____

(If not currently a WCR Resident) _____

CONTRACTOR/BUILDER INFORMATION

Name: _____ Phone: _____ Email: _____

Address: _____ City: _____ State: ___ Zip: _____

Expected Construction Period: Start Date _____ End Date _____

(All Contractors must sign the WCROA Rules and Regulations for Contractors for approval to be deemed final)

The following items must be submitted with this application for Design Review Board (DRB) review:

- Site Plan with structure(s) location showing all applicable setback and easement locations *(a surveyor's plat drawing may be required)*
- Construction plans for any/all structures, including front/back/side elevation drawings and driveways (if applicable to project)
- Landscape plans for any/all additions or modifications to the tract.
- Any other applicable specifications, drawings, photos, etc. for addition of or to, or modification of fences, outbuildings, rainwater harvesting system, new guest house, current guest house, existing home, deck, storage shed, pool, Jacuzzi, barn, propane tank, driveway, flag pole, etc.
- All documents should be legible, scanable and/or electronic. Documents received in poor condition will delay the approval process.

Application submission will not be considered complete and ready for DRB review until all required documentation has been received by the DRB.

Guidelines for Construction of Improvements and Use of Tracts

On Wolf Creek Ranch

THE FOLLOWING IS ONLY INTENDED TO PROVIDE A GENERAL REFERENCE GUIDE, AND DOES NOT SUPERSEDE ANY THE RIGHTS, RULES AND REQUIREMENTS SET FORTH IN THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WOLF CREEK RANCH (THE "DECLARATION"). IF YOU HAVE ANY QUESTIONS REGARDING A DESIRED IMPROVEMENT, PLEASE CONSULT WITH EITHER A MEMBER OF THE BOARD OR DESIGN REVIEW BOARD.

Function and purpose of the Design Review Board per Amended and Restated Declaration of Covenants and Restrictions for Wolf Creek Ranch (the Declaration), Article 10, Design Review:

- Preserve the natural beauty of the Ranch,
- Maintain the Ranch as a pleasant environment,
- Establish and preserve a harmonious design for the community, and
- Protect and promote property value.

Please note all exterior design and use of all new development and additions, changes or alterations to existing use, and exterior design and development of any Tract shall be subject to review by the Design Review Board.

Design Review Board Objectives - The design review process shall be conducted with the following objectives in mind per the Declaration, Article 10, 10.2:

- Prevent excessive or unsightly grading, indiscriminate earthmoving or clearing of property, removal of trees and vegetation which would cause disruption of natural watercourse or scar the natural landscape.

- Ensure the location and configuration of structures are visually harmonious with the terrain and vegetation of the land, and with surrounding lots, structures and open space, and do not unnecessarily block scenic views from existing buildings.

- Ensure the architectural design of structures and their materials and colors are visually harmonious with the Ranch's over-all appearance, history and cultural heritage, with surrounding development and with natural land forms and native vegetation, and adhere to or comply with development plans, zoning requirements and other restrictions.

- Ensure that plans for the landscaping of open spaces provide visually pleasing settings for structures on Tracts and blend harmoniously with the natural landscape.

- Ensure any development, structure, building or landscaping complies with the provisions of the Declaration.

- Ensure building design and construction techniques respond to energy consumption and environmental quality considerations.

- Ensure design of residential structures provides rooms of types and standards consistent through the Ranch.

- Ensure that placement of structures provides visually pleasing and ample space between structures.

What needs Design Review Board Approval? - Any type of desired improvement constructed, built, fabricated, installed on or removed from a Ranch Tract, per the Declaration, Article, 7, 7.1

What really are "Improvements"? - Examples include, but not limited to houses, garages, outbuildings (sheds, workshops, dog houses, etc.), driveways, sidewalks, culverts, landscaping, fences, walls, decks, patios, pavilions, roofs, canopies, awnings, septic tanks, gas tanks, exterior lighting, painting or exterior cover or color, gardens and signage. The above list does not include all improvements and should be used as merely a reference. Basically, if you wish to build, install, fabricate or landscape anything on a Ranch Tract, please consult with a either a Board member or a Design Review Board member.

What are some of the considerations, requirements, restrictions or limitations I must consider with my proposed Improvement?

- The DRB will require an onsite inspection of the proposed structure site with the tract owner.
- A request for approval will not be considered until all required information is received and an onsite inspection has been conducted with the tract owner and a majority of the DRB.
- At the time of the onsite inspection, the site of any proposed structure must be marked by survey stake or other clear demarcation at the closest point perpendicular to the nearest set back line to the proposed structure. Tract owner should be prepared to identify the proposed drive access to any home site, garage or outbuilding site.
- **DELETE THIS BULLET POINT:** As a last and final check prior to construction, Tract owner must provide at least 72 hours prior notice to the DRB of the laying of any concrete foundation of a structure to ensure the structure is being placed as proposed.
- Nearby, adjoining or otherwise affected tract owners will receive a copy of the location plat indicating the location of any proposed home site, garage or outbuilding. The affected tract owners shall have a review period to provide the DRB with any comments to the proposed site prior DRB approval. A copy of the location plat will also be made available at the Ranch office for any tract owner to view during office hours prior to DRB approval.
- DRB shall include in any approval letter conspicuous reference to Article XI, Enforcement and Remedies.
- Tract owner(s) shall be required to sign and return an original copy of the approval letter acknowledging their understanding of the requirements and conditions of DRB approval including, but not limited to driveway access to any common roadway, permanent vegetation or other agreed screening requirements of an outbuilding, garage, propane tank or rainwater collection system, and fencing location. DRB approval is not granted until an executed original letter is received by the WCROA.

- Prior to completion of the main dwelling, DRB shall no longer permit or approve any "Outbuilding", as defined in Article VII of the Declaration, which includes living quarters, with or without a septic system. This includes guest houses, barns, garages, storages buildings. Outbuildings shall be constructed similar to or complement the main dwelling.
- The DRB may enforce a requirement for permanent landscaping of native vegetation to shield any metallic Outbuilding, or any other type of Outbuilding which is not constructed with materials substantially identical to the main dwelling and is conspicuous to any Common Area or Ranch roadway which provides common access to such tract, or other tracts. The need for permanent screening of any Outbuilding may be imposed by the DRB at any time up to six months following completion of construction of the Outbuilding. **Possibly delete this last sentence**
- The Declaration in Articles 1.1(a) and 7.2 unambiguously defines the purpose of Wolf Creek Ranch as being a single-family residential community. Accordingly, construction of any improvement(s) before completion of the main residential structure has been construed and interpreted by the board of directors of the Owner Association as being inconsistent with these provisions. Guest houses, outbuilding(s), garages, storage buildings or any other building improvement will not be permitted until the main residence is completed. The Declaration also vests with the Board of Directors the exclusive right, duty and obligation to strictly comply with and enforce provisions contained in the Declaration and the authority to adopt/amend the Rules and Regulations described in these Guidelines for Construction of Improvements and Use of Tracts. Per the Declaration, 10.8, any request for an exception to any Design Review Board Construction Guideline rules will be referred to the WCROA Board of Directors, which will consider the owner's exception request and take action on that request, if possible, during the next regularly scheduled Association meeting or, if more information or a site visit is required, on or before the next regularly scheduled Association meeting. Owners contemplating construction of any improvements on their Tracts are encouraged to meet with members of the Design Review Board and become familiar with the Declaration, especially the provisions described in Articles 7, 8, 10 and 11 early in their site and building construction planning. To schedule a time to meet, whether on site or by phone with members of the Design Review Board, contact Nelda Duff at the ranch office (512-756-0707) and let her know you would like to schedule a pre-construction planning meeting
- Any request for an exception to a DRB Guideline rule should be referred to the WCROA Board of Directors, which will consider the owner's exception request and take action on that request at the next scheduled Association meeting.
- No more than two (2) single-family residences are permitted per Tract. Please respect 100' Side Line and Front Line Setback restrictions (including 100' frontline setback for fencing). A request for a variance to the setback restrictions may be considered, but only upon the express written agreement with the Association and any affected Tract Owner (Reference Articles 7.2, 7.4 and 7.5).
- Gas tanks must be totally screened from public view and adjacent properties (Article 7.8).

- Improvement height is restricted to 35' or less (Article 7.10).
- No improvement may be constructed which would unreasonably obstruct the view from other portions of the Property (Article 7.11).
- All single-family dwellings shall contain not less than 2,000 square feet of heated and air conditioned living space, and any guest house (following construction and completion of the primary single-family dwelling) must contain not less than 900 square feet (Article 7.12).
- No interference with established drainage patterns unless adequate provision for proper drainage is made and approved by the Design Review Board (Article 7.17).
- Observe time limitations to start and complete improvements (Article 10.9 and 7.1)

a) Approval of a project lapses and becomes void unless construction of the project has commenced within one year following the date of final approval.

b) Completed construction of an approved project must be final within eighteen months following the date of final approval.

How do I seek approval for an Improvement? - A COMPLETED DESIGN REVIEW APPLCATION FROM THE PROPERTY OWNER IS REQUIRED IN ORDER FOR THE DRB TO INITIATE THE PROCESS.

Request appropriate application from Wolf Creek Ranch Office at P. O. Box 761, Burnet, Texas 78611, Attention: Nelda Duff and submit the completed applications back to Wolf Creek Ranch Office. The approval request will be logged in and the Design Review Board notified to initiate the review process. It is important that a request for an improvement be as detailed and complete as possible so as to enable the Design Review Board to thoroughly evaluate the proposal. An incomplete or insufficient proposal will only delay the approval process, and could end with a denial of approval.

Per the Declaration, Article 10, 10.4, any changes to the project after the project has received final approval from the DRB must be submitted to the DRB as a Modification request, and construction of any changes must not be initiated until the DRB grants Modification approval.

Necessary information for an Improvement Approval Request:

- Detailed Construction Plans including, elevation, side and plan views, exterior (roof and exterior walls) material composition and color, and exterior lighting. Please include material samples and/or pictures of design elements wherever possible.
- Plat of Improvement location on Tract. Please include distances and/or relative location from the Tracts required setbacks.
- Tract drainage consideration and culvert installation.
- Contractor's name and contact information.
- Estimated date to commence and time to complete construction.
- Provide executed Rules and Regulations for Owner and their contractor to the Design Review Board.

THE ABOVE IS ONLY INTENDED TO PROVIDE A GENERAL REFERENCE GUIDE, AND DOES NOT SUPERSEDE ANY THE RIGHTS, RULES AND REQUIREMENTS SET FORTH IN THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WOLF CREEK RANCH (THE "DECLARATION"). IF YOU HAVE ANY QUESTIONS REGARDING A DESIRED IMPROVEMENT, PLEASE CONSULT WITH EITHER A MEMBER OF THE BOARD OR DESIGN REVIEW BOARD.

Approved by the Board of Directors

of the Wolf Creek Ranch Owners Association

on _____, 2015.

(4/2015)

Rev. 7/22/2015

Wolf Cr[illegible] Ranch
Design Review Status Report

Tract #	Name	Project Description	Var.	App Rec'd	Approved	Declined	Comments
WB-7	Weathers	Addition to Garage	N	05/07/15	05/18/15		Added a Guest Room
WB-3	Mefford	Tract Entry Landscape Modification	N	05/21/15	05/23/15		Added rock edging & replacedde plants plants
MCW-7B	Taniguchi	Modification to Site Plans	N	05/29/15	06/07/15		Added retaining wall and Rain Catchment Tanks
WB-5B	Petru	Add Equipment Barn	N	06/30/15	07/15/15		30x26 Similar to existing barn in styling and painted color
PENDING - APPLICATIONS REQUESTED							
MCW-7A	Mitchell	Addition to Tract: New Barn	N				Rec'd Prelim Plans
WR-1B	Wong	New Home Construction					Sent New Home App

WCROA_2015_Maintenance_Projects

Entry Type	Project No.	Date Added	Project Name / Description / Comments / Tasks	Owner(s) / Contractor(s)	Planned Start Date	Planned Finish Date	Actual Start Date	Actual Finish Date	Status	Budget Remaining Before Project	Bid Amount	Actual Cost
s	15.001	4/22/15	**GATE ACCESS SYSTEM REPLACEMENT** Remove and dispose of three current gate access controllers and replace with new Linear 1000 systems. Install controller software on office computer and train operator.	Gate Specialties, Inc.	3/11/15	3/12/15	3/16/15	3/17/15	Completed	$12,000	$10,713	$10,713
s	15.002	4/23/15	**FIREBREAK EXPANSION W OF MIDDLE GATE** Clear cedar in a strip approx. 30' N of 2341 fence between middle and main gates. Will knock down cedar and push into piles for burning. Access to all area was a problem for the tractor so only completed what could be reached safely. Disposition of brush piles created TBD (see project #15.006).	Wayne Nering	4/24/15	4/24/15	4/24/15	4/24/15	Completed	$1,787	$150 1st hr, $100/hr thereafter	$450
s	15.003	4/24/15	**FIRE EMERGENCY ESCAPE ROAD CLEARING N WCRR** Clear the emergency escape road from Skinner's N to Holman/Ball Legacy Ranch.	Wayne Nering	4/25/15	4/25/15	4/27/15	4/27/15	Completed	$1,337	$150 1st hr, $100/hr thereafter	$150
s	15.004	5/1/15	**MIDDLE GATE DEAD CACTUS REMOVEAL** Received a quote from Ramon Avilla to remove cactus previously killed by chemical spray - includes skid-steer machine use for 1 week or more, dump trailer, manual labor 2 - 3 people. Abandoned -- see new project #15.009.	Maint. Committee	n/a	n/a	n/a	6/5/15	Abandoned	$10,000	$5,000	$0
s	15.005	5/1/15	**WBT TREE PRUNING** Prune low-hanging branches on trees over WBT along NE corner of WB-8. Large trucks and Petru motor home hitting branches with potential damage to trees and vehicles. Allow 14' clearance. Job was poorly done and incomplete. Bid revised down to $350 and we will pay when brush cuttings hauled to burn area as agreed.	Ramon Avilla	2Q15	2Q15	7/4/15		In Process		$500	
s	15.006	4/24/15	**FIREBREAK EXPANSION - DISPOSAL OF BRUSH PILES** The brush piles made when clearing in project #15.002 need to be disposed of. Tommy Skinner is exploring ways to accomplish this within his remaining Firewise budget.	Maint. Committee	3Q15	4Q15			Bidding	$1,187		
s	15.007	6/5/15	**ROAD MAINTENANCE** Contactors to bid on phased approach to road maintenance project to include shoulder work and complete chip seal. Ongoing maintenance of phases to be done in the future must be included. Idealy, road maintenance could be done in phases in a revolving fashion, funded by our ongoing contribution of $25,000 per year to the Road Reserve Fund.	TBD	3Q15	3Q15			Bid Evaluation	$50,000		

WCROA_2015_Maintenance_Projects

Entry Type	Project No.	Date Added	Project Name / Description / Comments / Tasks	Owner(s) / Contractor(s)	Planned Start Date	Planned Finish Date	Actual Start Date	Actual Finish Date	Status	Budget Remaining Before Project	Bid Amount	Actual Cost
s	15.008	6/5/15	**PERIMETER FENCE** Continue with fence section replacement per program schedule adopted by Board in 2010. Barney Baker agreed to split cost of fence sections adjacent to his property. Splitting cost allows us to do two year's work in one year. The 2015 & 2017 sections have the most urgent need and will be done in 2015.	Jose	3Q15	3Q15	7/21/15		In Process	$9,900	$10,262	
s	15.009	6/5/15	**CACTUS ABATEMENT** Removal of prickly pear cactus and scrub brush to increase grass available for cattle grazing. Spraying done by Allen Hopson last year has proven to work well. Completely dead cactus decays well. We will continue with this method.	TBD	3Q15	3Q15			Defining	$10,000		
s	15.010	6/5/15	**SHRED BLUEBONNETS IN MAIN PASTURE** Tall grass and bluebonnets need to be shredded before periodic mowing can resume.	Tommy Jones	6/10/15	6/11/15	6/9/15	6/10/15	Completed	$200	$200	$200
s	15.011	6/5/15	**REMOVE & DISPOSE OF BLUFF FLAGPOLE** It again pulled its mooring and was leaning. Repair estimates over $1,800. The Board reluctantly but unanimously voted to permanently remove it. At least two property owner are interested in buying the flagpole. The Board will decide how the pole should be offered to property owners at the 7/25/15 meeting.	TBD	2Q15	2Q15	6/30/15		In Process	n/a	n/a	

WOLF CREEK RANCH OWNERS' ASSOCIATION

Treasurer's Report

July 25, 2015

Overall Financial Condition

Through the second quarter of 2015, we are under budget and well prepared for the year's remaining ordinary operating expenses as well as the substantial road repairs and cactus abatement planned for this year. Our half of the fence section replacement(s) has been paid and work has begun.

CPA's Statement of Assets, Liabilities and Equity – 3/31/2015 (Attached)

- *Road Reserve* *$175,000 (no $25,000 addition in 2015)*
- *"Rainy Day" Reserve* *$ 50,000*
- *Total Reserves* *$225,000.*

Statement of Income and Expense – 6/30/2015 (Attached)

Comments on summary expense categories that are off budget by 10% or greater:

- *Working Ranch Expenses* – no expenses to date
- *Security* - very good luck with gate functionality
- *Roads* – minimal repair work done
- *General Maintenance* – Groundskeeping under by 4 visits
- *Capital Expenses* – Have completed the Gate Access Improvements (under budget) and paid our half of fence section replacement. Road improvements and cactus abatement to be done before year end.

2015 Dues Collection Status as of 3/20/15

- *63 owners are paid in full*
- *4 owners are on the payment plan*
- *1 owner is in arrears on interest – payment promised early next week*

Five-year Plan

The Board's road maintenance planning decisions will be largest factors in determining this plan. It's time for discussion.

Respectfully submitted by Denny Hill, Treasurer.

Wolf Creek Ranch Owners' Association
Statement of Assets, Liabilities, and Equity
As of June 30, 2015

Assets

Current Assets		
Cash-Wells Fargo #3191		$ 14,617.29
Cash-Savings Wells Fargo		120,576.83
American Bank of TX-CD 11151		13,213.57
American Bank of TX-CD 10954		13,692.62
American Bank of TX-CD 10999		13,180.22
American Bank of TX-CD 11051		13,202.46
American Bank of TX-CD 11245		103,766.99
American Bank of TX-CD 70279		22,609.27
American Bank of TX-CD 70278		20,271.37
Annual Dues Receivable		3,958.00
Total Current Assets		339,088.62
Equipment & Fixtures		
Equipment & Fixtures	$ 2,850.00	
Gate Remote Clickers	283.20	
	3,133.20	
Accumulated Depreciation	(2,850.00)	
Total Property, Equipment and Fixtures (See Note 2 & 3)		283.20
Total Assets		$ 339,371.82

Liabilities and Equity

Current Liabilities		
Employment Taxes Payable		$ 622.20
FUTA Payable		42.00
SUTA Payable		242.68
Total Current Liabilities		906.88
Equity		
Capital Maintenance-Road Resurfacing Reserve Fund	$ 175,000.00	
Operations-Sustainability Fund	50,000.00	
Retained Earnings-Operating Fund	113,464.94	
Total Equity		338,464.94
Total Liabilities & Equity		$ 339,371.82

See Accountants' Compilation Report

WCROA
2016 5-YrPlan

	<---------- Actual ---------->					<---------- Estimated ---------->						
	2010	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	
Income												
Number of lots	70	70	68	68	68	68	*68*	*68*	*68*	*68*	*68*	
Annual Dues Per Lot	2,450	2,400	2,400	2,400	2,400	2,400	2,400	*2,400*	*2,400*	*2,400*	*2,400*	2015 Incr. = 0.00%
Annual Owner Dues Revenue	*171,500*	*168,000*	*163,200*	*163,200*	*163,200*	*163,200*	*163,200*	163,200	*163,200*	*163,200*	*163,200*	
Dues Interest & Late Fees	(964)	1,225	2,101	2,591	2,206	1,000	*1,000*	*1,000*	*1,000*	*1,000*	*1,000*	
Grass Lease Revenue	4,600	4,600	4,600	4,600	(575)	0	*0*	*0*	2,300	*2,300*	*2,300*	
Interest Earnings	735	1,389	1,664	1,583	1,299	*1,200*	*1,050*	*900*	*750*	*600*	*750*	
Prior Year Carryover			25,731	*21,589*	*47,207*	*20,518*	*2,001*	*(231)*	*(305)*	*150*	*(169)*	
Other Income	8	0	0	20,000	0							
Total Income	**175,879**	**175,214**	**197,296**	**213,562**	**213,338**	***185,918***	***167,251***	***164,869***	***166,945***	***167,250***	***167,081***	
Expenses												
Operating Expenses	139,200	127,437	153,485	99,748	121,081	122,942	*123,557*	*124,174*	*124,795*	*125,419*	*126,046*	Ann. Incr. = 0.50%
Road Resurfacing Reserve Fund	25,000	*25,000*	*25,000*	*25,000*	*25,000*	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	25,000	
Dock Replacement Reserve Fund		15,000	5,000	0	0	0	*0*	*0*	*0*	*0*	*0*	
Perimeter Fence Capital Improvement				12,317	4,360	10,262	6,425	0	0	0	0	
Other Capital Improvement Projects				29,290	21,378		12,500	16,000	17,000	17,000	17,000	
Gate Access System Replacement						10,713						
Cactus abatement / land mgmt						10,000						
Road Resurfacing Projects					21,000	55,000	50,000	50,000	50,000	50,000	0	
Total Expenses	***164,200***	***167,437***	***183,485***	***166,355***	***192,820***	***183,917***	***167,482***	***165,174***	***166,795***	***167,419***	***168,046***	
Net Income / (Loss)	***11,679***	***7,777***	***13,811***	***47,207***	***20,518***	***2,001***	***(231)***	***(305)***	***150***	***(169)***	***(966)***	
Net Income / (Loss) per lot	*167*	*111*	*203*	*694*	*302*	*29*	*(3)*	*(4)*	*2*	*(2)*	*(14)*	
Reserve Funds Balances												
Operations Sustainability Fund	50,000	*50,000*	*50,000*	*50,000*	*50,000*	50,000	*50,000*	*50,000*	*50,000*	*50,000*	*50,000*	
Road Replacement Reserve Fund	75,000	*100,000*	*125,000*	*150,000*	*175,000*	*150,000*	*125,000*	*100,000*	*75,000*	*50,000*	*75,000*	
Dock Replacement Reserve Fund		15,000	*20,000*	0	0	*0*	*0*	*0*	*0*	*0*	*0*	
Total Reserve Fund Balances	***125,000***	***165,000***	***195,000***	***200,000***	***225,000***	***200,000***	***175,000***	***150,000***	***125,000***	***100,000***	***125,000***	

WOLF CREEK RANCH OWNERS ASSOCIATION
Statement of Income & Expense
as of
June 30, 2015

Account		Actual $	% of Total	Budget $	Favorable/(Unfavorable) Amount	Favorable/(Unfavorable) Percentage	Total Annual Budget	Annual Budget Remaining
		<---------- Year-to-Date ---------->						
INCOME								
4000	Annual Dues Assessments	163,200	88.2%	163,200	0	0.0%	163,200	0
4001	Prior Year Carryover (2014)	20,518	11.1%	20,518	0	0.0%	20,518	0
4002	Dues Interest & Late Fees	749	0.4%	1,370	(621)	-45.3%	2,024	1,275
4005	Grass Lease	0	0.0%	0	0	--	0	0
4015	Dividend Income	0	0.0%	0	0	--	0	0
4020	Interest Income	661	0.4%	595	66	11.1%	1,100	439
4025	Other Income	0	0.0%	0	0	--	0	0
	TOTAL INCOME	**185,128**	**100.0%**	**185,683**	**(555)**	**-0.3%**	**186,842**	**1,714**
OPERATING EXPENDITURES								
Personnel								
5001	Wages	12,480	18.0%	12,480	0	0.0%	24,960	12,480
5010	Payroll Tax Expense	955	1.4%	998	44	4.4%	1,997	1,042
5011	FUTA Expense	42	0.1%	75	33	43.9%	150	108
5012	SUTA Expense	674	1.0%	75	(599)	-800.2%	150	(524)
5015	Mileage Reimbursement	1,260	1.8%	1,300	40	3.1%	2,600	1,340
5020	Contract Labor	4,366	6.3%	3,744	(622)	-16.6%	7,488	3,122
	Total Personnel	**19,777**	**28.5%**	**18,672**	**(1,105)**	**-5.9%**	**37,344**	**17,567**
Working Ranch Expenses								
5083	Repairs & Maint. - Fences	0	0.0%	600	600	100.0%	1,200	1,200
5220	Wildlife Management	0	0.0%	624	624	100.0%	1,248	1,248
	Total Working Ranch Expenses	**0**	**0.0%**	**1,224**	**1,224**	**100.0%**	**2,448**	**2,448**
Security								
5081	Repairs & Maint. - Gates	138	0.2%	1,200	1,062	88.5%	2,400	2,262
5091	Telephone - Gates	932	1.3%	864	(68)	-7.9%	1,728	796
5096	Utilities-Main Gate	353	0.5%	360	7	1.9%	720	367
5097	Utilities-Middle Gate	256	0.4%	258	2	0.6%	516	260
5099	Utilities-East Gate	346	0.5%	318	(28)	-8.9%	636	290
5500	Security Service	4,200	6.1%	4,200	0	0.0%	8,400	4,200
	Total Security	**6,227**	**9.0%**	**7,200**	**973**	**13.5%**	**14,400**	**8,173**
Roads								
5084	Repairs & Maint. - Roads	244	0.4%	1,800	1,556	86.4%	3,600	3,356
5102	Utilities-Hill Lights	330	0.5%	324	(6)	-1.7%	648	318
5103	Utilities-Hill Lights2	335	0.5%	342	7	2.2%	684	349
	Total Roads	**908**	**1.3%**	**2,466**	**1,558**	**63.2%**	**4,932**	**4,024**
Dock								
5082	Repairs & Maint. - Dock	528	0.8%	528	0	0.0%	1,056	528
5104	Utilities-Dock	300	0.4%	306	6	1.9%	612	312
5400	Licenses & Permits - Dock	50	0.1%	25	(25)	-100.0%	100	50
5600	Lease-Boat Dock	773	1.1%	900	127	14.1%	900	127
	Total Dock	**1,651**	**2.4%**	**1,759**	**108**	**6.1%**	**2,668**	**1,017**
General Maintenance								
5076	Equipment Rental	0	0.0%	0	0	--	0	0
5080	Repairs & Maint. - General	0	0.0%	0	0	--	0	0
5085	Tools, Equipment & Supplies	443	0.6%	300	(143)	-47.6%	600	157
5086	Repairs&Maint.- Facilities/Grounds	347	0.5%	600	253	42.2%	1,200	853
5210	Groundskeeping	12,800	18.5%	16,575	3,775	22.8%	34,850	22,050
	Total General Maintenance	**13,589**	**19.6%**	**17,475**	**3,886**	**22.2%**	**36,650**	**23,061**

WOLF CREEK RANCH OWNERS ASSOCIATION
Statement of Income & Expense
as of
June 30, 2015

Account		Year-to-Date Actual $	% of Total	Budget $	Favorable/(Unfavorable) Amount	Percentage	Total Annual Budget	Annual Budget Remaining
Administrative								
5025	Computer & Internet Expense	411	0.6%	390	(21)	-5.4%	738	327
5030	Insurance Expense	7,288	10.5%	7,751	463	6.0%	7,151	(137)
5055	Office Expense	471	0.7%	402	(69)	-17.2%	804	333
5056	Bank Charges	0	0.0%	0	0	--	0	0
5065	Postage & Delivery	197	0.3%	220	23	10.4%	320	123
5068	Memberships, Subscriptions & Misc.	71	0.1%	300	229	76.4%	600	529
5069	Legal & Surveying Services	271	0.4%	0	(271)	--	0	(271)
5070	Accounting Fees	2,150	3.1%	2,150	0	0.0%	3,950	1,800
5072	Events / Annual Board Mtg	264	0.4%	750	486	64.8%	850	586
5090	Telephone - Office	883	1.3%	804	(79)	-9.9%	1,608	725
5095	Utilities-Barn	399	0.6%	486	87	17.8%	972	573
	Total Administrative	**12,405**	**17.9%**	**13,253**	**848**	**6.4%**	**16,993**	**4,588**
Owner Services								
5101	Utilities-Pavillion	234	0.3%	240	6	2.6%	480	246
5120	Trash Pickup	1,726	2.5%	1,740	14	0.8%	3,480	1,754
5040	Firewise Expense	817	1.2%	1,002	185	18.5%	2,004	1,187
	Total Owner Services	**2,776**	**4.0%**	**2,982**	**206**	**6.9%**	**5,964**	**3,188**
Taxes, Fees & Miscellaneous								
5300	Property Taxes	1,086	1.6%	1,100	14	1.3%	1,100	14
7000	Federal Income Taxes	172	0.2%	350	178	50.9%	350	178
	Total Taxes & Fees	**1,258**	**1.8%**	**1,450**	**192**	**13.2%**	**1,450**	**192**
5999	Contingency Allowance	0	0.0%	0	0	--	93	93
	TOTAL OPERATING EXPENDITURES	**58,592**	**84.5%**	**66,481**	**7,889**	**11.9%**	**122,942**	**64,350**
Capital Expenses								
8010	Road Resurfacing Reserve Fd	0	0.0%	0	0	--	(18,000)	(18,000)
8015	Road Improvements	0	0.0%	50,000	50,000	100.0%	50,000	50,000
8025	Dock Replacement Reserve Fd	0	0.0%	0	0	--	0	0
8030	Fence Section Replacement	0	0.0%	9,900	9,900	100.0%	9,900	9,900
8035	Firewise Improvements	0	0.0%	0	0	--	0	0
8047	Gate Access Improvements	10,713	15.5%	12,000	1,287	10.7%	12,000	1,287
8050	Cactus Abatement / Land Mgmt.	0	0.0%	10,000	10,000	100.0%	10,000	10,000
	TOTAL CAPITAL EXPENDITURES	**10,713**	**15.5%**	**81,900**	**71,187**	**86.9%**	**63,900**	**53,187**
	TOTAL EXPENDITURES	**69,305**	**100.0%**	**148,381**	**79,076**	**53.3%**	**186,842**	**117,537**
	NET INCOME	**115,823**		**37,302**	**78,521**		**0**	

WCROA
2016 5-YrPlan

	<---------- Actual ---------->					<---------- Estimated ---------->						
	2010	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	
Income												
Number of lots	70	70	68	68	68	68	*68*	*68*	*68*	*68*	*68*	
Annual Dues Per Lot	2,450	2,400	2,400	2,400	2,400	2,400	2,400	*2,400*	*2,400*	*2,400*	*2,400*	2015 Incr. = 0.00%
Annual Owner Dues Revenue	*171,500*	*168,000*	*163,200*	*163,200*	*163,200*	*163,200*	*163,200*	*163,200*	*163,200*	*163,200*	*163,200*	
Dues Interest & Late Fees	(964)	1,225	2,101	2,591	2,206	1,000	*1,000*	*1,000*	*1,000*	*1,000*	*1,000*	
Grass Lease Revenue	4,600	4,600	4,600	4,600	(575)	0	*0*	*0*	2,300	*2,300*	*2,300*	
Interest Earnings	735	1,389	1,664	1,583	1,299	*300*	*300*	*450*	*600*	*750*	*900*	
Prior Year Carryover			25,731	*21,589*	*47,207*	*20,518*	*101*	*(381)*	*(905)*	*(600)*	*(769)*	
Other Income	8	0	0	20,000	0							
Total Income	**175,879**	**175,214**	**197,296**	**213,562**	**213,338**	***185,018***	***164,601***	***164,269***	***166,195***	***166,650***	***166,631***	
Expenses												
Operating Expenses	139,200	127,437	153,485	99,748	121,081	122,942	*123,557*	*124,174*	*124,795*	*125,419*	*126,046*	Ann. Incr. = 0.50%
Road Resurfacing Reserve Fund	25,000	*25,000*	*25,000*	*25,000*	*25,000*	(175,000)	0	25,000	25,000	25,000	25,000	
Dock Replacement Reserve Fund		15,000	5,000	0	0	0	*0*	*0*	*0*	*0*	*0*	
Perimeter Fence Capital Improvement				12,317	4,360	10,262	6,425	0	0	0	0	
Other Capital Improvement Projects				29,290	21,378		0	16,000	17,000	17,000	17,000	
Gate Access System Replacement						10,713						
Cactus abatement / land mgmt						10,000						
Road Resurfacing Projects					21,000	206,000	35,000	0	0	0	0	
Total Expenses	***164,200***	***167,437***	***183,485***	***166,355***	***192,820***	***184,917***	***164,982***	***165,174***	***166,795***	***167,419***	***168,046***	
Net Income / (Loss)	***11,679***	***7,777***	***13,811***	***47,207***	***20,518***	***101***	***(381)***	***(905)***	***(600)***	***(769)***	***(1,416)***	
Net Income / (Loss) per lot	*167*	*111*	*203*	*694*	*302*	*1*	*(6)*	*(13)*	*(9)*	*(11)*	*(21)*	
Reserve Funds Balances												
Operations Sustainability Fund	50,000	*50,000*	*50,000*	*50,000*	*50,000*	50,000	*50,000*	*50,000*	*50,000*	*50,000*	*50,000*	
Road Replacement Reserve Fund	75,000	*100,000*	*125,000*	*150,000*	*175,000*	*0*	*0*	*25,000*	*50,000*	*75,000*	*100,000*	
Dock Replacement Reserve Fund		15,000	*20,000*	0	0	*0*	*0*	*0*	*0*	*0*	*0*	
Total Reserve Fund Balances	***125,000***	***165,000***	***195,000***	***200,000***	***225,000***	***50,000***	***50,000***	***75,000***	***100,000***	***125,000***	***150,000***	

Service	Goodwin	PamCo	WCR Resource
Office Hours	8-6 M-F	9-5 M-F	8-2 M-F
- 7 Day/24 Hour Emergency supprt	email	phone	Ofc Hours
Financial Reporting/Filings	X	X	CPA
Receivables	X	X	CPA/Ofc Mgr
Payables	X	X	Ofc Mgr
Collections	X	X	Treasurer
Banking	X	X	Treasurer/Ofc Mgr
System Security & Backup	X	X	Treasurer/Ofc Mgr
Gate Code Mgmt	X(Optional)	X	Ofc Mgr
Gate Maintenance/Issues		X	AdHoc
Maintains Owner Directories	X	X	Ofc Mgr
Website, access 24/7 & includes: - Online Pymts (Dues, Vendors, etc) - Owner Communications (Meeting notices, Minutes, etc) - WCR Documents (Declarations, Directory, etc) - Financial Reports	X	X	Not Available
HOA/POA Consulting	X	X	Not Available
Community Manager (Works with Board, Committees, etc)		X	Ofc Mgr
Administrative/Clerical		X	Ofc Mgr
Vendor Sourcing		Ad Hoc	AdHoc
Design Review		X*	DRB
Compliance		X	DRB
Document Archiving		X	Ofc Mgr
Realtor and Title Inquiries		X	Ofc Mgr
Ranch Maintenance		Some	AdHoc
Firewise Certifications		?	Ofc Mgr
Managed Land Deer Program			Ofc Mgr
Owner Assistant? (Ck home, mail pkgs, set thm'stats, etc)			Ofc Mgr
Monthly Cost**	$350/$550	$800	$2,829
Annualized	$4,200/$6,600	$9,600	$33,948

* Ensures application is complete. DRB completes review of documents. Issue DRB decisions. For an additional fee, PamCo will review and provide recommendations to DRB to approve

** WCR $2,829 = $2,377 Wages, Taxes & Ins + $152 Ofc Oper'g Expenses + $300 CPA fees

Date: Tue, 14 Jul 2015 09:30:35 -0500
Subject: WCR Board Meeting Agenda
From: "Bob Snyder" <rdsnyder77@gmail.com>
To: "Bob Ring" <bobring@eldoradoinsurance.com>, "Dennis Hill" <dhtx4fr@gmail.com>, "Fred Ball" <fball@spyglasslp.com>, "Hill, Sue" <swhilltx@hotmail.com>, "Lee & Nancy Kinard" <leekinard@281.com>, "Lyn Mefford" <lmefford@tstar.net>

Is has come to my attention that there is considerable angst about discussing the findings of the Professional Management Committee in a closed session. It was my understanding that we wanted the discussion closed due of the sensitive nature of the discussion concerning current ranch management. If you agree the agenda item should not be closed to the general membership, please advise. I will be happy to send out a revised agenda to rectify the matter. I am leaving for Lake Tahoe Thursday and will return on the 22nd, so please let me know your thoughts at your earliest convenience.

Bob

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2015.0.6081 / Virus Database: 4392/10231 - Release Date: 07/14/15

From: "James Fletcher" <j.fletcher@outlook.com>
To: "'Susan Mitchell'" <susangale1029@gmail.com>, "'T Mitchell'" <thoumitchell@gmail.com>
Cc: "Ken Kapelka " <kenk@ins-ias.com>, "Leah Auricchio " <leahauricchio@sbcglobal.net>, "Tommy Skinner " <tskinner12@yahoo.com>, "Bob Ring " <bobring@eldoradoinsurance.com>, "Bill Bishop " <bbishop@peregrinepetroleum.com>, "Lee Kinard " <leekinard@281.com>
Subject: RE: Wolf Creek Ranch Owners
Date: Fri, 24 Jul 2015 17:34:07 -0500

Thank you Susan and Tom.
I will be there tomorrow. In addition, we have our great friends and Wolf Creek Ranch owners Ken Kapelka and Leah Auricchio coming in from Houston for the meeting to support Nelda. I have been in work related meeting and events along with travel some so I have not been able to keep abreast of this ridicules affair but I understand that Susan Mitchell and Tommy Skinner have keep touching base with Nelda and serving as our leaders in our effort for keeping Nelda.

What troubles me even more than the fact that certain WCROA board members are putting WCR through this nonsense is the obvious stress and apparent health damage it has done to Nelda. I believe that Ken Kapelka and I both understand current best business practices in how to put processes in place for dealing with employee matters that serve to keep an organization out of trouble with government regulators and more importantly legal troubles. In my opinion, this whole process and management company escapade with Nelda could have not been handled worse it you tried to use the worse process possible.

Just my 2-cents worth.
Jim

From: Susan Mitchell [mailto:susangale1029@gmail.com]
Sent: Friday, July 24, 2015 12:39 PM
To: susangale1029@gmail.com
Cc: T Mitchell; rdsnyder77@gmail.com; Ranch Wolf Creek
Subject: Wolf Creek Ranch Owners

Good afternoon, WCR owners. Tom and I are newcomers to WCR, so haven't had a chance to meet all of you yet, but hope to do so soon!

Though we're still unpacking, we love it here. One of the unexpected benefits of our new life out here has been the help we've continually received from the WCR manager, Nelda Duff -- which brings me to the reason for this communique.

It has been suggested that Ms. Duff's position be eliminated and replaced by
a management company. Tom and I have both had lots of leadership experience on home/ranch owners' associations, as well as personal experience with management companies on rental properties. We wholeheartedly disagree.

The position of an onsite ranch manager sets this one-of-a-kind property apart in every way from others of its ilk. It actually helped inform our decision to buy not one, but TWO properties in Wolf Creek Ranch.

While it may appear at first blush that a management company is marginally less expensive, in the long run, we know that NOT to be the case. Many companies lure new properties in at low rates, only to increase their fees exponentially year to year. Others make up their shortfalls by charging extra for every little thing.

I have attached below a list of the activities Ms. Duff performs daily, as well as a few of the added value duties she executes. After reading them, I'm sure you'll agree that Wolf Creek Ranch certainly gets its money's worth from this loyal employee who has been with WCR since the beginning.

Please join Tom and me in expressing your support for the ranch manager's position and, indeed, for Nelda Duff who so ably performs an amazing array of duties.

If you can't voice your support in person at tomorrow's board meeting, please consider emailing WCR board president Bob Snyder -- rdsnyder77@gmail.com.

Thanks much!

Sincerely,

san and Tom Mitchell
100 Morgan Cove
713.254.8078

No virus found in this message

DESIGN REVIEW BOARD
Wolf Creek Ranch Owners Association
P.O. Box 761 ♦ 10233 Ranch Road 2341
Burnet, Texas 78611

March 30, 2015

Bobby and Debra Burge
2551 Wolf Creek Ranch Rd
Burnet, TX 78611

VIA EMAIL TRANSMISSION & U.S. MAIL

Re: Struss Garden Area Issues

Bobby & Debra,

We wish to address issues you have raised with certain members of the WCROA Board concerning the garden area of Warren and Colleen Struss. On March 21st, Warren Dold, Bob Snyder and I met with Warren and Colleen Struss and discussed each of the concerns you have raised. As a result of the meeting, the Struss' have been asked to the address the following:

1. All building materials stored on pallets including stone, rock, brick or wood, as well as any loose or unused pallets, shall be removed or stored out of sight.
2. All piles of lumber or wood shall be removed or stored out of sight.
3. Bundled wire, coiled tubing shall be removed or stored out of sight.
4. The ladder shall be stored in the barn, or otherwise out of sight.
5. Cement mixer shall be covered or stored out of sight when not in use.

The DRB does not take issue with the basketball goal on the barn driveway or picnic table situated in the fenced garden.

The Struss' have represented that the three piles of garden soil/compost, road rock and granite gravel are not being stored, but are temporary and will be removed through use within the near future. Additionally, the Struss' have represented any cars or boats parked overnight or weekend in the barn area are only temporary, and there is no intent to store the same on a regular or indefinite basis.

Notwithstanding the current Amended and Restated Declaration of Covenants, Conditions and Restrictions for Wolf Creek Ranch (the "Declaration"), we wish to point out that the Struss' barn with its open side-wings was approved under the original Declaration for Wolf Creek Ranch. The side-wings were designed contemplating the

parking and/or storage of lawn, garden or construction equipment when not in use. Accordingly, the barn, as well as its contemplated uses, has been "grandfathered" under the current Declaration and we cannot compel the removal of such items from storage in the side-wings of the barn.

Thank you for causing these issues to be brought to the attention of the Design Review Board. If you have any questions or further concerns with the foregoing, you have the right to bring these matters before the WCROA Board for further discussion and hearing.

Regards,
WCROA – Design Review Board

William D. Bishop, Jr.

WDB/

Cc: Warren Dold,
Bob Snyder
Dennis Hill
Ellis McKanna
Becky Carlberg
Warren & Colleen Struss

Dennis Hill

Thank you once again for intervening our behalf in the issues we discussed this Thursday morning 3-12-15.

Our request is all members of WCR including our neighbors comply with the same rules and regulations we feel we comply to. In our meeting we focused on Article 8 – referencing Restrictions Applicable to Property. At this time our complaint references 8.3, 8.7, 8.11, and 8.14. What we highlighted is our current issues.

If that is too vague I apologize. If you want us to be more specific I'll try. There are piles of bricks, rocks, stones, pallets, looks like bundles of wire, trailers, cement mixers, metal frames, coiled up tubing, sitting to exposure, all in vision, not enclosed. All the stuff under the eves on both sides of the barn remains in full view, it should be out of sight. There is a basketball goal, ladders, additional piles of gravel, stone, rock mix in full view. There is a huge pile of dirt just across from the house that has been sitting there probable a month or longer. There is constantly assorted stuff left just laying on the ground. There is what looks like a picnic table left out by the garden. These and other items including maintenance equipment may change and be left out from week to week. Put this stuff away, enclosed out of sight, in the barn, wherever so you can't see it from any tract. Have a little pride in your place, make it look pretty, clean, safe, not ugly, trashy, and unsightly. This stuff continues to accumulate in full view. There are times when parked vehicles are left unattended overnight. Sometimes a boat and trailer are left in full view. If these rules are not addressed the board sets a bad precedent. I don't see these violations open for interpretation, they are black and white.

Thank you

Bob and Debra Burge

DESIGN REVIEW BOARD
Wolf Creek Ranch Owners Association
P.O. Box 761 ♦ 10233 Ranch Road 2341
Burnet, Texas 78611

March 30, 2015

Bobby and Debra Burge
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Burnet, TX 78611

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Regards,
WCROA – Design Review Board

William D. Bishop, Jr.

WDB/

Cc: Warren Dold,
Bob Snyder
Dennis Hill
Ellis McKanna
Becky Carlberg
Warren & Colleen Struss

May 3, 2015

Burge Appeal to Board Re: DRB letter Re: ER1-A Struss Garden Area Issues

Board Members,

In response to the DRB letter dated March 30 addressing the issues raised concerning storage of equipment in the wings of the Struss's barn we would like to refer you to both the revised and the original Declaration of Covenants, Conditions and Restrictions for Wolf Creek Ranch. They both have similar wording regarding storage of equipment, so we do not understand the relevance of the Struss's barn being approved under the original Declaration - assuming it was. (See dates below.)

Maintenance of Property in the original Declaration states:

8.3 No ...machinery, lumber, containers and other building equipment...shall be exposed upon any Tract so they are visible from … any neighboring Tract.

8.7 (a.) All … equipment, objects shall be kept within an enclosed structure at all times. (b.) ...garden or maintenance equipment shall be kept in an enclosed structure at all times, except when in actual use;

Your response says that the side-wings were designed "contemplating" the storage of equipment when not in use, but this is directly forbidden in the Restrictions so a variance would be required. There is no variance document granting this. The term "grandfathered" does not apply. We don't object to the wings.

The initial submission for approval was April 26,2007. Another submission occurred August 11, 2009 which was after the Amended and Restated Declaration of January 21, 2009. Then, approval for the awnings was dated August 28, 2009. Again, both Declarations have similar wording in reference to equipment and machinery being in enclosed structures. We do not have a problem with the wings themselves, only the storing of equipment in an open (not enclosed) space.

Article X, 10.1. of the Amended and Restated Declaration describes the purpose of the Design Review to protect and promote the value of Property and to preserve the natural beauty of the Ranch. Also, in (e) of that article, ... ensuring that any development, structure, building or landscaping complies with the provisions of this Declaration.

We talked to a couple who was considering Tract ER-2A-1 owned by Wayne and Marlene Norcross which is across our driveway, next to ER1-A. They said that they ruled ER-2A-1 out because they did not want to build a house on that property and have the Struss's "stuff" in their view. This shows the impact DRB decisions can have on the value of property. In the plat of our Tract, you can see that since we have a "flag shaped lot," the driveway on our Tract goes directly by the Struss home and barn. Everyone that comes to our home including us drives by these structures. We think that our property value will also be affected.

Please, look carefully at the records. Was it a request for an exemption to store the tractor and other equipment under the awnings? No. Did the DRB grant a variance? We all want to have a friendly, beautiful community that respects all land owners equally by following the Covenants and Restrictions for the Ranch. We would like you to act on our request for the Declarations (original or amended) to be upheld and enforced.

Bobby and Debra Burge

July 25, 2015

Burge Appeal to the Board

Re: DRB letter responding to ER1-A Struss Garden Area/Barn Awning Storage Issues and Appeal of the decisions in that letter

Board Members,

We have tried to resolve the storage issues directly with the Strusses, but were unsuccessful. This is not a personal conflict, but one of concern for our property value since ER1-A adjoins our property, ER1-B, and is visible to ER-2A-1 owned by the Norcrosses. We attached a copy of the plat to further clarify their proximity.

Our original objections were addressed by Warren Dold, Bob Snyder, and Bill Bishop in a site visit at the Strusses on March 21. They made several recommendations for removal of building materials, coiled wire, and coverage of the cement mixer. This was a good start, but not everything was addressed. We attached a copy of the letter sent to us on March 30 from the DRB following their on-site visit. We disagreed with many of the statements.

The last paragraph on page one said that the Struss' barn with its open side-wings was approved under the original Declaration. This was not accurate. The final approval letter was dated August 28, 2009 so the Amended and Restated Declaration that became effective January 21, 2009 would take precedence, but it didn't make any difference. Both the Original and the Amended Declaration have almost the exact wording in regard to these storage issues. We do not have a problem with the awnings or side-wings just the fact that storing equipment, ect. in an open wing which can be seen from other tracts violates both versions of the Declaration. The judgement that the barn and we assume the awnings are "grandfathered," and the DRB could not compel the removal of items stored in the open side awnings was incorrect.

Warren Dold and Warren Struss may have discussed storage under the awnings, but since that would be a direct violation of the Declaration and not in writing nor was any variance granted, any agreement that they had in regard to storage was invalid. Article 7.12 says that requests for variances should be submitted in writing to the DRB. Storing equipment and other things under the awnings breaks the rules of the Declaration and would require a variance. There was no variance granted. Storing equipment was not mentioned in the approval letter and it even refered the reader to the Declaration for all matters governing the approval.

No one in Wolf Creek Ranch knows better than we do, that owners cannot believe everything they are told. We all need to look for written proof of the information. The Declaration is a legal document and the best place to start.

In my meeting with Warren and Colleen, Warren said that it would cost too much money to enclose the barn awnings and install overhead roll-up doors. I suggested many different possible solutions to save money on the project and offered to give them a year to complete it, but what he finally said was that he didn't want to spend any money on this.

These were the following references from the Amended and Restated Declaration of Covenants, Conditions and Restrictions January 21, 2009 that directly address storage.

8.14 … no boat trailer, shall be parked on or near any Tract so as to be visible from adjoining property or from public **or private thoroughfares** at any time.

8.3 Property...shall be maintained by the Owner in a clean, safe, attractive and sightly condition ...no junk, boxes, **containers, implements, machinery,**or **other building materials** shall be permitted to remain exposed on any Tract s**are visible from ...any neighboring Tract or any road.**

8.7(a) All …equipment, objects and conditions shall be kept in **an enclosed structure at all times,**

(b) **...garden or maintenance equipment shall be kept in an enclosed structure** at all times, except when in actual use.

(f) **No...shrub or tree clippings, plant wast, compost, metals, or bulk materials or unused items of any kind shall be kept, stored, or allowed to accumulate on any Tract,**

14.7 Approvals: ...must be in writing and signed by an authorized officer of the Association.

There was no written approval to store anything under the awnings.

Warren Struss tried to make a point that his tractor was a "vehicle" and referred me to Article 8.11 which , even if you could call a tractor or trailer a vehicle, this seems to contradict the storage of other objects.

8.11 Parking of vehicles...permitted only within parking spaces constructed with prior approval of DRB and shall be **used only for the parking of personal vehicles**. (not for storing stuff also.)

In a previous letter to the Board that may or may not have been distributed, we related a instance where we talked to a couple who was considering the purchase of several tracts including Tract ER-2A-1 owned by the Norcrosses which is across our driveway, next to ER1-A. They said that they ruled ER-2A-1 out because they did not want to build a house on that property and have the Struss' garden/barn/equipment area in their view. In the attached plat, you can see that since we have a "flag shaped lot," the driveway on our Tract goes directly by the Struss home and barn. Everyone that comes to our home including us drives by these structures. We think that our property value will also be affected. This shows the impact DRB decisions can have on the value of property.

Article X, 10.1. of the Amended and Restated Declaration describes the purpose of the Design Review Board to protect and promote the value of Property and to preserve the natural beauty of the Ranch. Also, in (e) of that article, ... ensuring that any development, structure, building or landscaping complies with the provisions of this Declaration.

We would like to have the Declaration upheld and for the awnings to either be enclosed or for the equipment, trailers and other things stored there to be moved to the inside of the barn. We would like for the brush pile to be removed or burned the next time the burn ban is lifted and other rock/gravel piles be stored out of the site of our driveway.

We all want to have a friendly, beautiful community that respects all land owners equally by following the Covenants and Restrictions for the Ranch.

Bobby and Debra Burge
ER1-B

May 3, 2015

Burge Appeal to letter Re: ER1-A Struss Garden Area Issues

Board Members,

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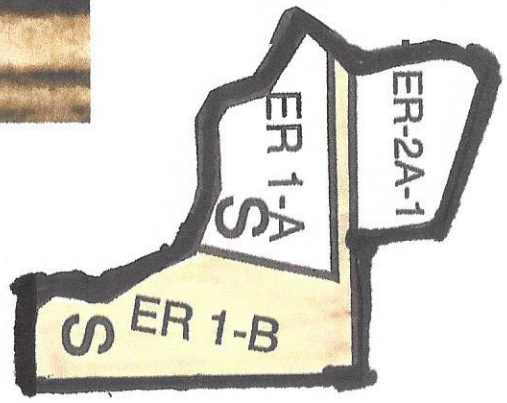
We talked to a couple who was considering Tract ER-2A-1 owned by Wayne and Marlene Norcross which is across our driveway, next to ER1-A. They said that they ruled ER-2A-1 out because they did not want to build a house on that property and have the Struss's garden/barn/equipment area in their view. This shows the impact DRB decisions can have on the value of property. In the plat of our Tract, you can see that since we have a "flag shaped lot," the driveway on our Tract goes directly by the Struss home and barn. Everyone that comes to our home including us drives by these structures. We think that our property value will also be affected.

Please, look carefully at the records. Was it a request for an exemption to the store tractor and other

equipment under the awnings? If so, did the DRB grant a variance. We all want to have a friendly, beautiful community that respects all land owners equally by following the Covenants and Restrictions for the Ranch. We would like you to act on our request for the Declarations (original or amended) to be upheld and enforced.

Bobby and Debra Burge


ER-2A-1
ER 1-A
S
S ER 1-B

Date: Sun, 26 Jul 2015 15:18:07 -0500
Subject: Burge vs. Struss
From: "T Mitchell" <thoumitchell@gmail.com>
To: "Bob Snyder" <rdsnyder77@gmail.com>
Cc: fball523@sbcglobal.net, dhtx4fr@gmail.com, "Sue Hill" <swhilltx@hotmail.com>, lmefford@tsstar.net, bobring@eldoradoinsurance.com, leekinard@281.com

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Gentlemen and Ladies, many thanks for allowing me to attend the closed Board meeting recently as a DRB observer. A dispute between two property owners is a difficult subject for a Board to mediate.

Having heard now both sides of the story and the "testimony" of the two families, I can see both viewpoints. However, in light of the fact that Warren has three approval letters from previous individuals properly representing the Association, I believe these constitute approvals and/or variances and authorize Warren to complete his projects as he did.

I respectfully submit that it not be prudent for the Board to begin retroactively retracting previous authorizations as this potentially could open the proverbial Pandora's box. There is no predicting then where this process might conclude. Once an approval or a variance has been granted, it should stand. Otherwise, this Board and future Boards might be forced to contend with a preponderance of issues from the past, which could prove overwhelming.

As an interested property owner and DRB member, I believe Bill Bishop's letter of March 30, 2015, should prevail, especially the final paragraph on page 1 which continues to page 2.
Best regards,
Tom

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2015.0.6081 / Virus Database: 4392/10311 - Release Date: 07/26/15

Date: Sun, 26 Jul 2015 16:57:07 -0500
To: "Ball, Fred" <fball@spyglasslp.com>, "Bob Ring" <bobring@eldoradoinsurance.com>, "Hill, Dennis" <dhtx4fr@gmail.com>, "Hill, Sue" <swhilltx@hotmail.com>, "Mefford, Lyn" <lmefford@tstar.net>, "Snyder, Bob" <rdsnyder77@gmail.com>
Cc: "T Mitchell" <thoumitchell@gmail.com>
Subject: Burge vs Struss
From: "Lee Kinard" <leekinard@281.com>

Bob and all,
Just some thoughts on the subject.

The Burge's seem to believe that their property value is decreased by Struss's lean-to and equipment being visible from their driveway. The Moore's also thought they would not be able to sell their property for value after the Strake's built their barn on the ranch road and in fact there was at least one buyer who decided to not make an offer because of it. But the Mitchell's did not have an issue with it and bought the Moore's property and seem quite happy with it.

It also appears that the Struss's are making numerous good faith efforts to "clean-up" the property and make it more presentable.

I believe the rule-of-thumb for the DRB to allow a metal building or a structure, not similar in looks to the home, is for it to not be visible from the ranch road and the Struss's barn meets that criteria.

The Burge's flag lot affords them privacy from the road, but also is the reason that they view the barn and lean-to's from their driveway. I believe they don't see the barn from their home. This is just a circumstance of the way the lots were carved up. In the future, if they are built on, lots ER-2A-1 and ER-2B will potentially have an issue with the Struss's barn, etc.

Additionally, I believe there has been some friction between the parties about who owns the Burge's driveway and who is allowed to use it. It is the norm anymore to carve-out flag lots for the interior lots separated from the road so that access easements across properties are no longer necessary except in rare cases. Consequently the Burge's own the 50 ft. wide strip from the ranch road to their property and they paid for it to be paved.

Regards,
Lee Kinard

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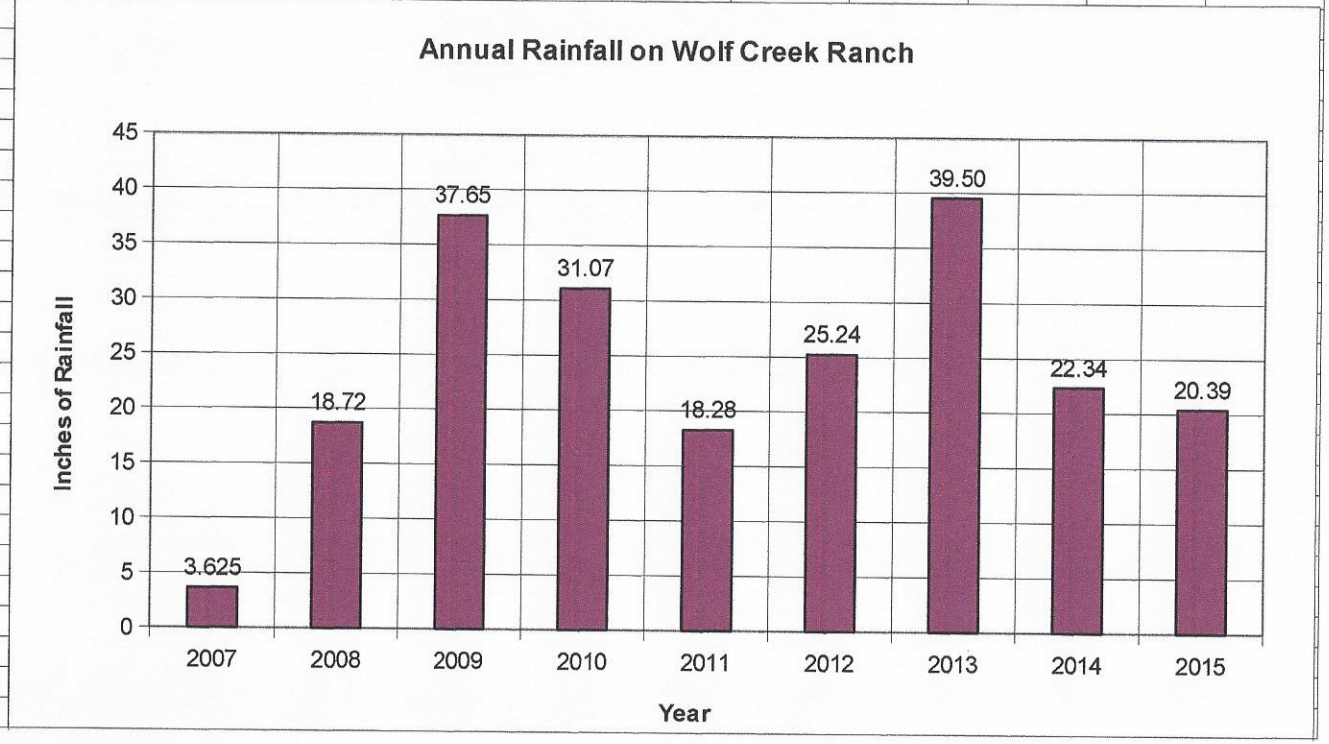
Using Opera's mail client: http://www.opera.com/mail/

Precipitation Summary on Wolf Creek Ranch Lot AC-2

Month	2007	2008	2009	2010	2011	2012	2013	2014	2015
January	NR	0.27	0.74	4.80	2.24	1.78	3.12	0.17	2.08
February	NR	0.11	1.01	2.67	0.56	4.16	1.24	0.16	0.82
March	NR	1.98	5.26	3.16	0.28	5.35	3.44	0.79	3.17
April	NR	1.20	4.61	2.09	0.81	0.17	1.68	0.47	2.43
May	NR	4.76	2.02	1.05	3.10	4.08	3.67	4.83	10.61
June	NR	2.69	2.44	2.35	2.18	1.19	2.22	2.45	1.20
July	NR	0.66	0.51	3.26	0.04	2.30	8.32	2.06	0.08
August	NR	4.27	0.69	2.69	1.00	0.79	1.11	0.54	0.00
September	1.16	0.64	6.69	6.74	1.18	3.63	4.76	3.90	0.00
October	0.84	1.26	10.57	0.06	2.50	1.55	6.73	2.08	0.00
November	1.15	0.59	1.61	1.04	0.85	0.00	1.67	4.27	0.00
December	0.48	0.29	1.50	1.16	3.54	0.24	1.54	0.62	0.00
Annual	3.625	18.72	37.65	31.07	18.28	25.24	39.50	22.34	20.39



Compiled by Lee E. Kinard