

**DRAFT AGENDA**  
**WCROA BOARD OF DIRECTORS Meeting**  
**Thursday, January 22, 2026 @ 6:00PM**  
**Silver Creek Fire Hall & Community Center, 101 CR 128, Burnet**

- \* Confirm Board Quorum (Roll Call)
- \* WCROA Attendee Sign-In Sheet
- \* Approve January 22, 2026 Draft Agenda for WCROA Meeting
- \* WCROA Member Comments

**ITEMS FOR ACTION**

- \* Approve November 22, 2025 Draft Minutes
- \* Approve November 26, 2026 Draft Electronic Meeting
- \* Appoint Design Review Board committee members including naming the Chair and Vice Chair
- \* Appoint Land Management committee members including naming the Chair
- \* Appoint Covenant Committee members
- \* Approve upcoming 2026 Board of Directors Election Process

**COMMITTEE REPORTS**

- \* Treasurer – John Manton
- \* Design Review Board – Rob Sarnelli
- \* Land Management - Eliza Bishop
- \* Maintenance – Nelda Duff
- \* Roads – Kim Taniguchi
- \* Cattle and Fence – Mark Stracke
- \* Dock – Chris Pezold
- \* FireWise - Andy Piechowski
- \* Managed Land Deer Program – JP Krueger

- Adjourn WCROA 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 Board Meeting to Order.
- WCROA Board action on any applicable business discussed in Executive Session.

**Adjourn**

## **Wolf Creek Ranch Owners Association Board of Directors Meeting Minutes**

November 22, 2025 – Silver Creek Fire Hall & Community Center

### **Board Member Attendees**

Steven Grigsby  
John Krueger  
Fred Machell  
John Manton

Steve Meyers  
Mark Poché  
Terry Stracke

### **WCR Property Owner Attendees**

Bill Bishop  
Eliza Bishop  
Mike Burkett  
Lee Kinard  
Kelllyn Krueger  
Claudia Machell  
Lyn Mefford  
Pete Mefford  
Rick Ramos

Rob Sarnelli  
Sarah Sarnelli  
Aaron Shuta  
Jennifer Shuta  
Patti Skinner  
Mark Stracke  
Cindy Taniguchi  
Kim Taniguchi

### **Other Attendees**

Nelda Duff

### **Attachments**

- Draft Meeting Agenda (Exhibit A)
- Draft Board Meeting Minutes of August 21, 2025 (Exhibit B)
- Draft Electronic Board Meeting Minutes of August 26 - September 2, 2025 (Exhibit C)
- WCROA Treasurer's Report (Exhibit D)
- DRB Committee Report (Exhibit E)
- Land Management Committee Report (Exhibit F)
- WCR Maintenance Report (Exhibit G)
- Road Work (Exhibit H)
- Insurance Report (Exhibit I)

### **Business**

Having confirmed a quorum of Directors present to conduct the business of the WCROA, President Steven Grigsby called the Board of Directors meeting to order at 9:00 AM, Saturday – November 22, 2025. In-person attendance was documented via WCROA Sign-In Sheet.

- **Draft Meeting Agenda Review and Approval**

Steven Grigsby asked Board Members if there are changes needed to the draft Meeting Agenda provided (see Exhibit A). Hearing no change recommendations, a motion was made by John Krueger that the draft Agenda be accepted for this meeting. The motion was seconded by Steve Meyers and passed by unanimous vote.

- **Upcoming Board Election**

Two Board members' terms are expiring in April 2026 (Steven Grigsby and John

Manton). All WCROA members are encouraged to run for the Board. Board members serve three-year terms with position expirations rotating. There are no term limits for the Board.

- **Member Comments**

1. **Locks.** Jennifer Shuta asked about the status of changing the lock combination to the emergency gate next to the middle gate. This question came up at the Aug 2025 meeting because a cow had gotten loose and Jennifer needed to open the emergency gate to let the cow back in. The Board agreed that homeowners should have the code to the emergency gate. Because that code is used with other locks, the Board agreed that a new lock should be installed with a unique code.

There was further discussion about the locks on the dock gate. There are two locks in series, one for homeowners and one for guests/contractors. The guests are mainly visitors of the neighbors who live near the dock. The guests usually visit once a year for their grandchild's birthday. The neighbors have a separate insurance policy to cover this.

Mark Stracke also brought up the need for a lock on the gate upstream of the Pavillion along the path that goes to Baker Ranch. John Manton and Nelda agreed to take action to make the locks right (change/add locks, change combinations, etc.) and to share the code for the emergency gate with WCROA owners.

2. **Website Maintenance.** John Krueger brought up maintenance of the WCROA website since this is an ongoing issue that has not been resolved. The biggest complaint has been that documents are not updated in a timely manner. Also, finding documents can be challenging since there is no search tool to help the user. When browsing the site, the user is frequently asked to re-enter the password.

After discussion, Aaron Shuta and Claudia Machell volunteered to help John Manton maintain the website and make it easier to use. Steven Grigsby made a motion to amend the agenda to appoint a website committee. The motion was seconded by John Manton and passed by unanimous vote. Steven Grigsby then made a motion to appoint a website committee chaired by John Manton with members Aaron Shuta and Claudia Machell. The motion was seconded by John Krueger and passed by unanimous vote. The website committee will report their plans and progress at the next Board meeting in January 2026.

3. **Volunteer Appreciation.** John Krueger expressed his appreciation for all the volunteers on the ranch who make things happen. This includes committee members, Board members, and others who work behind the scenes. WCR wouldn't be the nice place we all enjoy without their efforts. Steven Grigsby added his appreciation which was echoed by everyone present at the meeting.

## **Items for Action**

- **Review and Approve 8/21/25 Draft Meeting Minutes.**

A motion was made by John Krueger and seconded by Steve Meyers to approve the draft meeting minutes of 8/21/25 (see Exhibit B). No further discussion was heard. The motion was passed by unanimous vote.

- **Review and Approve 9/2/25 Draft Electronic Meeting Minutes.**

This meeting was conducted by email and dealt with a request to subdivide the Meier's tract (MCE-2). A motion was made by John Krueger and seconded by Mark Poché to approve draft electronic meeting minutes of 9/2/25 (see Exhibit C). No further discussion was heard. The Board approved this request by unanimous email vote since all requirements for subdivision were met.

- **Appoint Covenant Amendment Committee.**

In years past, the Board formed a committee to review the covenants and decide which, if any, needed to be amended. The committee took inputs from the WCR owners and tried to change some of the covenants. That effort failed mainly because they tried to change several covenants at the same time. Another factor is that a non-vote is counted as a no vote, so it only takes 26% of no votes and non-votes to fail. The suggested approach is to address each covenant change individually to improve the chance of success.

Some of the covenant changes being considered:

- a) Lowering the threshold for passage of a covenant change from 75% of owners voting yes, to the state requirement of 67%
- b) Change of venue for litigation from Dallas County to Burnet County
- c) Allowing WCROA homeowners to have chickens for personal use

After further discussion, the Board decided to appoint a Covenant Amendment Committee with at least one Board member. The Board member on the committee would not participate in appeals brought to the Board by the committee. John Krueger made a motion to appoint the Covenant Amendment Committee. John Manton seconded the motion, and it was subsequently passed by unanimous vote. The Board will appoint members of this committee at the January 2026 Board meeting.

- **Adopt Road Resurface Plan.**

Kim Taniguchi provided a road resurface plan. The plan resurfaces sections of the road on a 10-year cycle, with resurfacing for 8 years and no activity for 2 years to replenish the road fund. Sections were prioritized based on need with the oldest being done first. The plan assumes a 3% annual inflation rate. The 3% assumption should be looked at more closely to see how the plan would need to change with higher inflation rates.

Aaron Shuta proposed an alternate "all at once" plan where the entire road would be resurfaced at the same time, and then not have to be resurfaced for 10 years. This plan would require a special assessment but has beneficial savings by not having to pay inflated rates for resurfacing in years 2 through 10. This plan could also allow reduction of annual homeowner dues by not having to make annual deposits into the road fund.

After much discussion, the Board decided to table the decision on the road plan until the January meeting. The resurfacing would not begin until summer with bids going out in March 2026. The Board asked Aaron Shuta to present his plan at the work session before the January Board meeting (new Action Item 2025-03).

- **Approve 2026 WCROA Budget.**

The 2026 WCROA Budget was reviewed with the WCR owners.

Highlights in the budget:

- 1) Revenue and planned spending are both \$185.6K
- 2) Road construction went from \$0 in 2025 (due to dock purchase) to \$55K in 2026 as in the adopted road resurface plan
- 3) Insurance went down from \$16.1K to \$9.7K
- 4) Accounting fees will drop significantly thanks to John Krueger's firm taking over
- 5) Accounting changing to QuickBooks which will make things run more efficiently

There were several member comments about the budget, and corrections noted:

- 1) COA Line 5086: fix comment, comment says \$1100, it should be \$45
- 2) COA Lines 5210, 8030 and 8050: delete comments

A motion was made by Steve Meyers to adopt the proposed budget with corrections noted. The motion was seconded by Mark Poché and approved by unanimous vote.

- **Approve 2026 WCROA Dues Payment Plan.**

There are no changes in the dues from 2025 to 2026. Invoices for annual dues will go out electronically and can be paid electronically (with credit card fee) or paid by check to avoid the CC fee. The annual fee can be paid at once (\$2700), or monthly with an added \$27/month. John Krueger made a motion to approve the 2026 WCROA Dues Payment Plan. Steve Meyers seconded the motion, and the plan was approved by unanimous vote.

- **Review and Approve WCROA Board of Directors 2026 Meeting Dates.**

Thursday, January 22, 2026

Saturday, April 18, 2026 – Roundup

Saturday, April 25, 2026

Saturday, August 22, 2026

Thursday, November 19, 2026

Terry Stracke made a motion to approve the WCROA Board of Directors 2026 Meeting dates. The motion was seconded by John Manton and approved by unanimous vote.

### **Committee Reports**

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

1. Gates were over budget because the East gate was hit by at least two separate vehicles. We don't know who hit the gate. There was discussion about possible causes for the gate getting hit. The timeout for gate closure was extended to keep the gate open longer. It was changed back for the eclipse. (Does the timeout need to be extended again?) Another factor is the East gate opens close to the edge of the road.
2. Road repairs were over budget due to crack sealing that was done.
3. Dock repairs were needed due to the lake rising fast with the extreme rainfall we had in July.
4. Website was over budget because we paid for a 2-year subscription (a cost saving over two 1-year subscriptions.)

5. John Krueger's firm (Five Stone Tax) is in the process of taking over the accounting for WCR. His firm is just getting started and reviewing how things have been done before. Improvements are planned for the balance sheet to include assets that have been missing, such as the buildings, the stables, and common areas. His efforts in this matter are greatly appreciated by all.
6. The \$8000 check from the IRS has been approved but has not been received.

- **Design Review Board – Rob Sarnelli (See Exhibit E)**  
Note: differences in the following list and Exhibit E are based on discussions at the Board meeting.
  1. New Home Builds in progress or on the boards
    - Kwolek (WR-1B1A), framing
    - Tamulones (MCE-3), framing
    - Hughes (ER-13A), preliminary plan for site location
    - Tomlinson (MC-2/MC-3), site cleared and prepped, PEC poles to be relocated
  2. Improvement Projects in progress
    - Stark, relocate visible storage container
    - Krueger, frontage fence
    - Machell, roof replacement and deck replacement
    - Piechowski, metal outbuilding installation
  3. Improvement Projects complete
    - Krueger, perimeter fence
    - Lester, solar panel installation
    - Machell, windows
    - Stracke, concrete driveway
    - Grigsby, guest house (cancelled)
    - Tomlinson, site preparation
- **Land Management – Eliza Bishop (See Exhibit F)**
  1. Cactus abatement is complete. Most of the 2026 budget will go towards maintenance (grass mowing, weed removal to provide more grass for cattle, raising tree canopies, etc.)
  2. Proposed list of work / projects is provided in Exhibit F.
- **Maintenance Report – Nelda Duff (See Exhibit G)**
  1. Activities since last Board meeting are listed in Exhibit G.
  2. Projects completed and planned for the end of 2025 are outlined in Exhibit G.
  3. Suggestions were made to make Exhibit G easier to understand.
- **Road Work – Kim Taniguchi (See Exhibit H)**  
Low water crossing at Adams Creek continues to have a problem with getting clogged after a heavy rainfall. Options under consideration include:
  1. Continue to use fire truck provided by Andy to blow out the debris from the culvert.
  2. One estimate to cut out and replace with larger pipes was \$24K to \$50K. This would be cost prohibitive and is not a viable option with road resurfacing plans.
  3. Ramone provided a preliminary estimate to Eliza for \$10K to fix the culvert.

Steven Grigsby recommended that Ramone provide a formal bid to Kim, and the Board will take it under consideration for next year's budget.
- **Insurance – Rick Ramos (See Exhibit I)**
  1. Insurance costs were reduced from \$19K in 2024 to \$10.9K in 2025 due to a drop in

costs for D&O Liability and elimination of umbrella insurance for liability on the dock (due to dock purchase instead of leasing it).

2. Workers Compensation insurance is not needed, and this policy will be canceled.

- **Cattle and Fence Report – Mark Stracke**

1. Gap fence repair done at the Pavilion.

2. \$8K left in fencing budget will be used for extending the fence that has been replaced. 15-20% of fencing left to replace before the fence replacement project is done. We expect that to happen in two years (end of 2027). After that, the fence budget will be reduced to only cover repairs.

3. Cattle contract is for 28 pairs. Culling happens once or twice a year. The rancher gets as many as possible to keep close to the contract number.

4. We have a very good relationship with the cattle rancher.

- **Dock – No Report**

- **Firewise – No Report**

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

We have about 50 tags. If you want a tag, Nelda has them in the office. We have 10 people on the list for deer. 3 deer have been harvested, and the hunting continues through the end of February 2026.

A motion to adjourn the meeting was made by Terry Stracke and seconded by Steve Meyers. No further discussion was had. The motion was approved by unanimous vote at approximately 11:03 AM. No Executive Session was held.

### Action Items

**2025-01. Main Gate Redesign.** Jennifer presented two options at the August 2025 Board meeting. The Board decided not to include the main gate redesign in the 2026 budget and defer to later years. Recommend keeping this action item open with a note to review in late 2026 to decide whether to include it or not in the 2027 budget.

**2025-02. Road Resurface Plan.** The Board requested Kim Taniguchi to present the Road Maintenance Committee's repair plan at the November 2025 Board meeting. The road plan was presented and adopted by the Board. Recommend closing this action item.

**2025-03 (New). Alternate Road Resurface Plan.** The Board requested Aaron Shuta to present an alternate road resurface plan discussed above. This plan would require a one-time assessment with the benefit of lowering the annual dues (by saving funding needed to resurface annually.)

Recorded and certified by

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Fred Machell, WCROA Secretary

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Date

# **Wolf Creek Ranch Owners Association**

## **Board of Directors Electronic Board Meeting Minutes**

November 26 – 28, 2025

### **Board Member Attendees**

Steven Grigsby  
Fred Machell  
John Manton

Steve Meyers  
Mark Poché  
Terry Stracke

### **Item for Action**

Discussion on setback of fence on Krueger's tract ER-4A.

The WCROA Board of Directors conducted electronic communications per email on November 26-28, 2025, concerning the setback of the Krueger frontage fence on ER-4A. The DRB approved plans for the frontage fence which was to be built satisfying the 100-foot setback requirement from the road (Wolf Creek Ranch Rd.). After construction began (while the Krueger's were out of town), inspection by the DRB discovered that the fence had a minimum setback distance of 84 feet from the road, and the DRB requested construction stop until a resolution could be reached.

After much discussion between the DRB and Steven Grigsby, the following plan was recommended that follows procedures in the CC&R's:

1. DRB withdraw approval for the project and ask the Krueger's to stop work.
2. Krueger's appeal the DRB decision to the Board of Directors for final decision.
3. Board of Directors considers appeal and modifies the DRB decision to grant a variance. The variance will be filed with the county.

After steps 1 and 2 were completed, Steven Grigsby made a motion on November 26, 2025, at 1:39 PM to approve step 3 of this plan. The motion was seconded by Steve Meyers on November 26, 2025, at 4:23 PM. No further discussion was had, and the motion was subsequently approved unanimously by email vote. Board member John Krueger was absent from the meeting and did not vote on the motion since it involved his property. The electronic meeting was adjourned on November 28, 2025, at 11:22 AM.

Recorded and certified by:

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Fred Machell, WCROA Secretary

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Date

## WCROA 2026 Director Election Dates/Deadlines

**According to WCROA Bylaws:** The Director Nomination period begins on or before February 15th.

The *return due dates* for the Nomination Form and Ballot must be no less than 15 days and no more than 30 days after distribution.

If a member owns more than one Tract, that member may nominate one person per Tract.

Each member will be allowed one vote per Tract owned for each of the Director positions being elected. Cumulative voting is not permitted (i.e., casting more than one vote for any one nominee).

The distribution and deadline dates are as follows:

**Friday, February 13, 2026** Email Director Nomination Form with Instructions

**Thursday, March 5, 2026** Nomination Form due by Noon

**Monday, March 9, 2026** Nominee Bios due by Noon

**Wednesday, March 11, 2026** Email Ballots with Instructions and Nominee bios

**Friday, March 27, 2026** Ballots due by Noon

# Wolf Creek Ranch Owners' Association

## Treasurers Report

### Q1 - Jan 22<sup>nd</sup> 2026

#### CPA's Statement of Assets, Liabilities and Equity – 12/31/2025 (attached)

- **Cash (Operating fund, MM) \$106,802**
- **Road Reserve** stands at \$113,348 (This is mostly contained within the 2 CD's listed below)
- **Operations –Sustainability (Rainy Day)** \$54,750
- **Contingency Allowance** is \$7,000
- **Two CD's totaling \$120,552** will mature in 3 months (\$96,442K, \$24,110K renewing amounts)

#### Statement of Actual to Budget Variance Report – 12/31/2025 (Attached)

- **Excess 2025 Budget vs Actual** reported as **\$7,162**
- **Budget line items includes the following:**
  - **Under-spends in 2025 Budget** [accounts under by **\$1000** or more listed below]
    - Payroll Tax exp \$1,220
    - Insurance \$6,951
    - Legal \$1,000
    - Accounting \$2,163
    - R&M Fac/Grnds \$1,720
    - Dock Repair \$2,000
  - **Over-Spends in 2025 Budget** [of accounts greater than **\$500**]
    - Bank Chrgs \$676
    - Maint Gates \$855
    - R&M Roads \$1,514
    - Trash pickup \$715

#### 2026 Dues Collection Status:

- **29** Owners are paid in full, **3** Owners are on the Monthly Plan as of 2026-Jan-22.

Respectfully submitted by John Manton, **WCROA** Treasurer

# Tax Workpapers-Balance Sheet Prev Year Comparison

As of December 31, 2025

		Total
	As of Dec 31, 2025	As of Dec 31, 2024 (PY)
<b>ASSETS</b>		
<b>Current Assets</b>		
Bank Accounts		
1102 Cash-Wells Fargo #3191	40,461.70	13,561.54
1106 PNC Bank Money Market - 1615	70,793.75	72,038.57
<b>Total Bank Accounts</b>	<b>111,255.45</b>	<b>85,600.11</b>
Accounts Receivable		
1200 Dues Accounts Receivable	0.00	102.00
<b>Total Accounts Receivable</b>	<b>0.00</b>	<b>102.00</b>
Other Current Assets		
1109 Wells Fargo/WCROA CD 2113	24,110.69	22,957.26
1111 Wells Fargo/WCROA CD 6817	96,442.79	91,829.04
1320 Gate Clickers for Sale	466.71	636.71
<b>Total Other Current Assets</b>	<b>121,020.19</b>	<b>115,423.01</b>
<b>Total Current Assets</b>	<b>232,275.64</b>	<b>201,125.12</b>
Fixed Assets		
1300 Equipment & Fixtures	2,850.00	2,850.00
1400 Accumulated Depreciation	-2,850.00	-2,850.00
<b>Total Fixed Assets</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL ASSETS</b>	<b>\$232,275.64</b>	<b>\$201,125.12</b>
<b>LIABILITIES AND EQUITY</b>		
<b>Liabilities</b>		
Current Liabilities		
Other Current Liabilities		
2300 Employment Taxes Payable	0.01	907.27
2330 FUTA Payable	42.00	42.00
2500 Pre-paid Assessment Dues	24,895.00	0.00
<b>Total Other Current Liabilities</b>	<b>24,937.01</b>	<b>949.27</b>
<b>Total Current Liabilities</b>	<b>24,937.01</b>	<b>949.27</b>
<b>Total Liabilities</b>	<b>24,937.01</b>	<b>949.27</b>
Equity		
3000 Operating Fund	0.00	18,495.05
3010 Cap Maint-Road Resurf Res Fund	113,348.49	113,348.49
3020 Operations-Sustainability Fund	54,750.00	54,750.00
3045 Contingency Allowance	7,000.00	7,000.00
3200 Retained Earnings	25,077.36	0.00
Net Income	7,162.78	6,582.31
<b>Total Equity</b>	<b>207,338.63</b>	<b>200,175.85</b>

	As of Dec 31, 2025	As of Dec 31, 2024 (PY)	Total
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$232,275.64</b>	<b>\$201,125.12</b>	

# Monthly Reports: Budget vs. Actuals Variance Report Tax Basis

January - December 2025

				Total	
		Actual	Budget	over Budget	% of Budget
<strong>INCOME</strong>					
4000 Annual Dues Assessments	183,600.00	183,600.00	0.00	0.00	100.00 %
4002 Handling Fee & Late Fees	1,578.00		1,578.00		
4004 Prior Year Carryover		12,000.00	-12,000.00		
4005 Grass Lease	2,000.00	2,000.00	0.00	0.00	100.00 %
4020 Interest Income	5,774.36		5,774.36		
4025 Miscellaneous Income	207.78		207.78		
<strong>Total Income</strong>	<strong>193,160.14</strong>	<strong>197,600.00</strong>	<strong>-4,439.86</strong>	<strong>97.75 %</strong>	
<strong>GROSS PROFIT</strong>	<strong>193,160.14</strong>	<strong>197,600.00</strong>	<strong>-4,439.86</strong>	<strong>97.75 %</strong>	
<strong>EXPENSES</strong>					
5001 Wages	36,042.43	35,880.00	162.43	100.45 %	
5010 Payroll Tax Expense	1,279.27	2,500.00	-1,220.73	51.17 %	
5011 Futa Expense	42.00	110.00	-68.00	38.18 %	
5012 Suta Expense	22.50	75.00	-52.50	30.00 %	
5015 Mileage Reimbursement	371.85	700.00	-328.15	53.12 %	
5020 Contract Labor	6,620.00	7,000.00	-380.00	94.57 %	
5025 Computer & Internet Expense	1,588.65	1,600.00	-11.35	99.29 %	
5030 Insurance Expense	9,148.07	16,100.00	-6,951.93	56.82 %	
5040 Firewise Expense	1,949.72	2,000.00	-50.28	97.49 %	
5055 Office Expense	879.52	1,200.00	-320.48	73.29 %	
5056 Bank Charges	726.57	50.00	676.57	1,453.14 %	
5065 Postage & Delivery	205.60	300.00	-94.40	68.53 %	
5069 Legal & Consulting		1,000.00	-1,000.00		
5070 Accounting Fees	5,636.20	7,800.00	-2,163.80	72.26 %	
5072 Events/Annual Board Meeting	252.13	500.00	-247.87	50.43 %	
5081 Repairs & Maintenance-Gates	1,820.10	965.00	855.10	188.61 %	
5082 Repairs & Maintenance-Dock	2,445.62	2,000.00	445.62	122.28 %	
5083 Repairs & Maintenance-Fences	900.00	1,000.00	-100.00	90.00 %	
5084 Repairs & Maintenance-Roads	2,014.16	500.00	1,514.16	402.83 %	
5085 Tools, Equipment & Supplies	309.51	300.00	9.51	103.17 %	
5086 R & M-Facilities & Grounds	3,979.52	5,700.00	-1,720.48	69.82 %	
5090 Telephone - Office	3,144.30	2,700.00	444.30	116.46 %	
5091 Telephone - Gates	3,146.26	2,700.00	446.26	116.53 %	
5110 Utilities	4,930.23	5,300.00	-369.77	93.02 %	
5115 Website	675.48	290.00	385.48	232.92 %	
5120 Trash Pick-Up	11,115.66	10,400.00	715.66	106.88 %	
5210 Groundskeeping	5,654.72	5,400.00	254.72	104.72 %	
5220 Wildlife Management	590.00	1,300.00	-710.00	45.38 %	
5300 Property Taxes	2,532.89	2,535.00	-2.11	99.92 %	

			Total
	Actual	Budget	over Budget
			% of Budget
5400 Licenses and Permits - Dock	100.00	100.00	0.00
5600 Lease-Boat Dock	682.66	685.00	-2.34
7000 Federal Income Tax Expense		110.00	-110.00
8025 Dock Repair		2,000.00	-2,000.00
8030 Fence Section Replacement	9,240.00	9,000.00	240.00
8050 Cactus Abatement/Land Mgmt.	17,588.74	17,800.00	-211.26
8052 Ranch Enhancements	50,363.00	50,000.00	363.00
<b>Total Expenses</b>	<b>185,997.36</b>	<b>197,600.00</b>	<b>-11,602.64</b>
<b>NET OPERATING INCOME</b>	<b>7,162.78</b>	<b>0.00</b>	<b>0.00%</b>
<b>NET INCOME</b>	<b>\$7,162.78</b>	<b>\$0.00</b>	<b>0.00%</b>

## DRB Project Status List - Updated 01-12-2026

Owner	Tract	DRB POC	App Date	Project	Issues	Conform	Variance	Contractor	Approval	Start	Anticipated Completion	Status
<b>NEW CONSTRUCTION / ADDITIONS / MODIFICATIONS IN PROGRESS</b>												
Kwolek	WR-1B1A	Andy	2/12/2024	New Build	None	Yes	Setback	David Weekly Homes	3/25/2025	08-2025	03-31-2026 (EST.)	Approximately 80% complete
Tamulones	MCE-3	Rob	11/13/2024	New Build	None	Yes	None	Currey Builders	07-27-25	08-01-25	10-1-2026 (EST.)	Approximately 30% complete
Krueger	ER-4A	Rob / Andy	11-07-25	Frontage Fence	Yes	No	Yes	Self	Revoked	06-09-25	TBD	Frontage fence work in progress. Board approved variance
Machell	ER-1A	TBD	09-19-2025	Roof Replacement	None	Yes	No	Precision Metal	9-30-25	TBD	TBD	Not started as of 01-12-26
Piechowski	ER-13B	TBD	10-20-2025	Metal Outbuilding Installation	None	Yes	No	Joshua Sherak	10-25-25	11-15-25 EST.	02/2025 (EST.)	Slab complete. Awaiting arrival of outbuilding components
<b>ON THE BOARDS</b>												
Hughes	ER-13A	TBD		New Build	Yes		Yes		TBD			No updates to DRB since 08-12-25. No approvals from DRB
Tomlinson	MC-2 / MC-3	TBD	TBD	New Build					TBD			Site cleared and prepped. PEC poles have been relocated
<b>COMPLETED 2026</b>												
Stark	HR-2A	Rob	N/A	Relocate Visible Storage Container	Visible Storage Container	No	None	Self	N/A	N/A	01-01-26	Relocation verified January 2026
Krueger	ER-4A	Rob / Andy	06-02-25	Perimeter fence	None	Yes	No	Self	06-03-25	06-09-25	11-2025	Perimeter fence installed 2025 - moved to complete 2026
Lester	RR-1	TBD	10-02-2025	Solar Panel Installation	None	Yes	No	IES	10-12-25	10-06-25	11-01-25	Finished 2025 - moved to complete 2026
Machell	ER-1A	TBD	09-19-2025	Deck Replacement	None	Yes	No	Outdoor Living Group	09-30-25	12-25	1/15/2026	Finished January 2026

Wolf Creek Ranch Owners Association  
Land Management Report  
January 22, 2026

**Budget for 2026:** **\$12,600**

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

Burn pile at Morgan Creek – Burn before May  
Eliza/Jennifer/Mark/Ramon

Commons – Spray for weeds in pastureland and roadsides  
Eliza/Outside contractor

Dock Road – Cut brush along drive  
Eliza/Ramon

Curve on WB-8/ Line of sight / Trim brush under Oak Trees (Ask for permission from owner)  
Eliza/Ramon

Office area- Remove dead limb in Oak Tree  
Eliza/Ramon

Commons along RR 2341 – Cut and spray (Remedy/Diesel) White Brush, Agarita, Persimmon, Catclaw  
Eliza/Ramon

Commons along RR 2341 – (Front of RR-1) – Cut and remove dead trees and brush along fence  
Eliza/Ramon

Commons along RR 2341 in front of AC-4 – Remove brush/raise canopy of trees  
Eliza/Ramon

Commons – across from WB- 6-8 – Cut Brush and remove, stump spray /Raise canopy of Cedars  
Eliza/Ramon

Commons – (front of MCE-3) – Cut and spray (Remedy/Diesel) Persimmon for additional pastureland  
Eliza/Ramon

Commons– in front of MCE-3 - Remove dead trees caught along/in creek and in trees  
Eliza/Ramon

Office Area – Clean Ball Moss out of Oak Trees/Raise canopy  
Eliza/Ramon

Commons – (Left side of Helipad) – Cut and spray (Remedy Diesel) to reclaim pasture area (not until 2026)  
Eliza/Ramon

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

Tunnel – Cut trees overhanging road / thin trees on the downside  
Eliza/Ramon/Jennifer

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

WB Trail – spray regrowth of brush and bramble with Pasture guard/Remedy/Diesel  
Eliza/Ramon

Morgan Creek – Remove dead trees along creek close to RR 2341  
Eliza/Ramon

Commons along ALL roadsides – Cut, spray stump and remove brush/raise canopy  
Eliza/Ramon

White Bluff Road – Remove vines out of Oak Tree

Eliza/Ramon

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

Eliza/Ramon

Dock – Remove vines, ball moss, and dead limbs out of trees Oak Trees

Eliza/Ramon

Main Gate pasture – remove dead limbs out of trees

Eliza/Ramon

Wolf Creek Ranch Road Easement – Trim Oak Trees hanging over road and shoulder area

Eliza/Ramon/Jennifer

Inform - Discuss with property owners

Morgan Creek – Remove debris caught on rocks

Eliza/Ramon

**Land Management Committee**

Eliza Bishop (Chair) 713-385-9389

Randy Lester 214-803-2424

Jennifer Shuta 859-512-4170

**Work done in December 2025**

Chestnut Trail road – cut and remove trees and brush from roadsides

Eliza/Ramon

Dock – Remove dead trees/brush/cactus

Eliza/Ramon

Burn Brush – Burn large brush pile by Morgan Creek Fall

Eliza/Jennifer/Ramon

Pig Pen area – Remove dead tree

Eliza/Ramon

# WCR Maintenance Report

November 22, 2025 WCROA Board Meeting  
Nelda Duff, Ranch Manager

Thanks to all the volunteers that help keep the Ranch well maintained!

Activities since last Board meeting:

- Paint/touch-up sign posts, Barn posts and mailbox posts (on going)
- Replace railroad ties at behind barn – Eliza Bishop for picking up the railroad ties
- Fill critter holes behind barn with gravel – Eliza Bishop for picking up the gravel
- Clean gate light fixtures – Kay and Randy Lester
- Power wash pavilion & mailbox floors – Tommy Jones
- Mow front field – Kim Taniguchi
- Miscellaneous maintenance: repair hill light fixtures, water East gate plants, treat fire & harvester ants, grease gate hinges and combo locks, put up/remove Christmas decorations, pressure wash pavilion & dock patio... (to many to list) – John Manton

2026 Proposed Projects:

Project	Project Description	Cost Est\$
Gate Landscaping	Mulch for Main and East Gates	\$300.00
Flags at Main Gate	Replace US & Texas flags	\$275.00
Misc supplies & materials	misc hardware, molly grease, trimmer line, gas, ant bait, wasp/spider spray, paint, etc.	\$2,300.00
Ranch Signage Updates	Replace rotting posts, add select new signs	\$250.00
Main Gate Watering	Reconfigure sprinkler heads/locations	\$175.00
Flag poles	Paint	
Pavilion table	Resurface table top of round table near water	
Pavilion safety Railing	Safety Steps and railing at Pavilion	
Mailbox/Pavilion seal	Seal cement pad (500sqft + 900sqft)	
Picnic Tables	Sand/stain picnic tables	
East Gate	Sign	
Total ranch	repairs as needed	
		<b>\$3,300.00</b>



## **WCR Road Work Report**

**22 January 2026 Board Meeting**  
**Submitted by Kim Taniguchi**

### **Activity since last report:**

- Solicited and received a quote for culverts at the low water crossing at Adams Creek.
- Met with Aaron Shuta, Steve Meyers, Rick Ramos, Nelda Duff at the Shuta's house to discuss Aaron's "All At Once" road resurfacing plan brought up at the last board meeting.

### **Planned Activities:**

- Perform small repairs as needed.
- Review quote for Adams Creek culvert work.
- Begin identification of work to be done in 2026.

### **Open Issues:**

- None

# Resurfacing WCR Roads - All at Once Plan (AAO)

## Goals:

1. Avoid additional inflation & incremental cost increases by resurfacing the roads all at the same time
2. Create options to save Property Owners some money (creating the opportunity to “self fund” the next 10 year cycle)
3. Avoid increases in yearly dues & also decrease yearly dues (using the “savings” to justify the special assessment approach)
4. Leverage “economies of scale” to reduce the cost per square foot with road resurfacing companies

## Recommendation:

- Move forward with a special assessment of \$4.8K (per Property Owner x68)
- Leverage \$50K of existing collected funds in the Road Fund Reserve
- Start collecting the special assessment in Q1 2027 (3 month collection period)
- Continue the 2026 budget / road plan as is (\$55K to the road fund reserve), but remove the budget line item from future budgets
  - Recommendation: Execute paving of the Dock Road in 2026 (28+ years old)
  - Option / Decision: Determine if it is worth delaying (in 2026) Legacy to Hampton House section due to active home construction
- Notify all Property Owners at least 6-8 months ahead of calling for the special assessment
- At Board Discretion: Reduce Property Owner Dues by \$600 due to eliminating need for the Road Fund Reserve
- Resurface all Wolf Creek Ranch managed roads in Q2-Q3 2027

## Notable Details:

- 10 year road resurfacing cycle with the next special assessment planned for & communicated prior to the 8th year’s budget
- Road Fund Reserve Retains ~\$42K to be used as a contingency for roads (&/or) augmenting owner assessment payment plans
  - Reducing Owner Burden: Can be used to help those who can’t afford to pay the special assessment all at once / up front
    - As the special assessment is fully paid by all 68 property owners it is replenished / returned / reallocated / repurposed
- Frees Up ~\$14K in budget space to be reallocated for new efforts or in case of future inflation
- Additional Option: split resurfacing up based on which side has active construction sites to limit road damage (Steve Myers)
  - East Side: Legacy to Main Gate + East Gate
  - West Side: White Bluff Trail, Main Gate, Davis to Middle Gate
- Note: Split Resurfacing is not recommended due to how a special assessment works & property owner dissatisfaction

## Road Resurfacing Plan - Summary Comparison

Road Funds Collected (22-25)	Road Funds Spent (22-25)	2026 Planned Road Expense	Average Road Age	Road Funds Collected (by 2033)
<b>\$264,804</b>	<b>\$151,456</b>	<b>\$76,308</b>	<b>12+ Years</b>	<b>\$834,804</b>

### Side by Side Comparison

### RECOMMENDATION

Data Points	Existing Road Plan	All At Once (AAO)	All At Once + \$50K	All At Once + \$92K
<b>Summary</b>	<ul style="list-style-type: none"> <li>- Funds Collected Yearly (Cycle Avg 12-15 Yrs)</li> <li>- Roads resurfaced in sections</li> <li>- Has a separate repair budget</li> <li>- Multiple Yearly Dues Increases (coming soon)</li> <li>2026 Budget: ~\$150   2027 Budget: ~\$300</li> <li>- Board Acts as the Bank</li> <li>- Road work happens 2 weeks per year (if at all)</li> <li>- Maintains ~\$176K in Road Fund Reserve</li> </ul>	<ul style="list-style-type: none"> <li>- 10 Year Cycle (based on road condition)</li> <li>- All roads resurfaced at the same time</li> <li>- Does not impact separate repairs budget</li> <li>- At the discretion of the Board, yearly dues decrease from \$2700 to \$2000</li> <li>- Resurface Dock Road as planned</li> <li>- Road work takes 2-3 weeks per 10 years</li> <li>- Maintains ~\$92K in Road Fund Reserve</li> </ul>	<p><b>&lt;-- Same as AAO Plan Except:</b></p> <ul style="list-style-type: none"> <li>- At the discretion of the Board, yearly dues decrease from \$2700 to \$2100</li> <li>- Maintains ~\$42K in Road Fund Reserve</li> </ul>	<p><b>&lt;-- Same as Plan Except:</b></p> <ul style="list-style-type: none"> <li>- At the discretion of the Board, yearly dues decrease from \$2700 to \$2200</li> <li>- Eliminates Road Fund Reserve &amp; Holdings</li> </ul>
<b>Detailed Description</b>	<p>Monies collected for the road resurfacing fund are bundled with yearly property owner dues.</p> <p>Yearly funding for the road fund (if any) is determined solely by the treasurer &amp; approved by the board.</p> <p>The plan is highly subject to inflation / yearly increases in costs. Monies saved for the road fund are held in an HOA bank account for future resurfacing efforts.</p> <p>Lifecycle &amp; execution of resurfacing efforts is determined based on board &amp; road committee recommendations.</p> <p>The plan to iteratively surface the roads in sections was made public in Q4 2025.</p>	<p>Implement a special assessment to fund the cost to resurface the entire road. If payment plans for Property Owners are required, use the current road fund execute the effort. (20X)</p> <p>In trade, Property Owners yearly dues decrease as there is no need to collect monies for a road fund anymore &amp; lessens the future cycle burden for Property Owners.</p> <p>The plan limits year over year higher costs / inflation by spending more up front (buying in bulk) and allows for more time to negotiate for the next resurfacing cycle.</p> <p>Maintains a predetermined schedule that can be altered based on need &amp; road condition by open meeting discussion with Property Owners</p>	<p><b>&lt;-- Same as AAO Plan Except</b></p> <p>If payment plans for the special assessment are required, use the current road fund execute the effort. (10X)</p>	<p><b>&lt;-- Same as AAO Plan Except</b></p> <p>If payment plans for the special assessment are required, this plan should not be considered.</p>
<b>Total Cost (current info)</b>	<b>\$658,895</b>	<b>\$453,648</b>	<b>\$403,648</b> + \$50K from Road Fund	<b>\$361,648</b> + \$92K from Road Fund
<b>Cost Per Property Owner</b>	<b>\$12,277</b> Yearly Dues	<b>\$5,588</b> Special Assessment	<b>\$4,853</b> Special Assessment	<b>\$4,235</b> Special Assessment
<b>Pros</b>	<ol style="list-style-type: none"> <li>1. No Special Assessment Required</li> <li>2. HOA Board acts as the bank</li> </ol>	<ol style="list-style-type: none"> <li>1. Saves Property Owners Money</li> <li>2. Reduced Property Owner Dues</li> <li>3. Allows board to reallocate \$7K to other budgets or efforts or budget for inflation</li> </ol>	<ol style="list-style-type: none"> <li>1. Saves Property Owners Money</li> <li>2. Reduced Property Owner Dues</li> <li>3. Allows board to reallocate \$14K to other budgets or efforts or budget for inflation</li> </ol>	<ol style="list-style-type: none"> <li>1. Saves Property Owners Money</li> <li>2. Reduced Property Owner Dues</li> <li>3. Allows board to reallocate \$21K to other budgets or efforts or budget for inflation</li> </ol>
<b>Cons</b>	<ol style="list-style-type: none"> <li>1. Increased Dues by \$300 per year (2027)</li> <li>2. By paving in sections there is more chance for road failures (cracks / holes)</li> <li>3. Limited Investment Value to some Owners</li> <li>4. Collected dues doesn't beat inflation</li> </ol>	<ol style="list-style-type: none"> <li>1. Requires a Special Assessment</li> <li>2. Short Notice for Property Owners to come up with the money</li> </ol>	<ol style="list-style-type: none"> <li>1. Requires a Special Assessment</li> <li>2. Short Notice for Property Owners to come up with the money</li> </ol>	<ol style="list-style-type: none"> <li>1. Requires a Special Assessment</li> <li>2. Short Notice for Property Owners to come up with the money</li> </ol>
<b>Next Steps</b>	<ol style="list-style-type: none"> <li>1. Raise Property Owner Dues in '26 &amp; '27</li> </ol>	<ol style="list-style-type: none"> <li>1. Obtain bids for actual costs / Reassess</li> <li>2. Announce Decision to Property Owners</li> <li>3. Set Time Window for Monies Collection</li> </ol>	<ol style="list-style-type: none"> <li>1. Obtain bids for actual costs / Reassess</li> <li>2. Announce Decision to Property Owners</li> <li>3. Set Time Window for Monies Collection</li> </ol>	<ol style="list-style-type: none"> <li>1. Obtain bids for actual costs / Reassess</li> <li>2. Announce Decision to Property Owners</li> <li>3. Set Time Window for Monies Collection</li> </ol>
<b>Remaining Expenses</b>	<b>\$507,439</b>	<b>\$453,648</b>	<b>\$453,648</b>	<b>\$453,648</b>

### Road Surface Spending Plan

Date	Income	Expense	Balance	Section	Length	Width	Area	Cost per ft <sup>2</sup>	Validation	2027 AAO	Savings
2022			\$ 179,804.00	-				\$ 0.00			
2023	\$ 40,000.00	\$ (105,676.00)	\$ 114,128.00	-				\$ 0.60			
2024	\$ 45,000.00	\$ (45,780.00)	\$ 113,348.00	-				\$ 1.00			
2025	\$ 0.00	\$ 0.00	\$ 113,348.00	-				\$ 0.60			
2026	\$ 55,000.00	\$ (64,817.00)	\$ 92,041.00	1	5808	18	104,544	\$ 0.62	\$ 64,817.28	\$ 62,726.40	\$ 2,090.88
		\$ (11,490.00)		13	1425.6	13	18,533		\$ 11,490.34	\$ 11,119.68	\$ 370.66
2027	\$ 65,000.00	\$ (79,682.00)	\$ 77,359.00	8	6916.8	18	124,502	\$ 0.64	\$ 79,681.54	\$ 74,701.44	\$ 4,980.10
		\$ (26,972.00)		5	2270.4	18	40,867		\$ 26,972.35	\$ 24,520.32	\$ 2,452.03
2028	\$ 75,000.00	\$ (75,272.00)	\$ 45,097.00	4	6336	18	114,048	\$ 0.66	\$ 75,271.68	\$ 68,428.80	\$ 6,842.88
		\$ (5,018.00)		9	422.4	18	7,603		\$ 5,018.11	\$ 4,561.92	\$ 456.19
2029	\$ 75,000.00	\$ (81,143.00)	\$ 38,954.00	3	5966.4	20	119,328	\$ 0.68	\$ 81,143.04	\$ 71,596.80	\$ 9,546.24
		\$ (79,168.00)		2	6283.2	18	113,098		\$ 79,168.32	\$ 67,858.56	\$ 11,309.76
2030	\$ 75,000.00	\$ (27,942.00)	\$ 3,518.00	12	2217.6	18	39,917	\$ 0.70	\$ 27,941.76	\$ 23,950.08	\$ 3,991.68
		\$ (3,326.00)		11	264	18	4,752		\$ 3,326.40	\$ 2,851.20	\$ 475.20
2031	\$ 75,000.00	\$ 0.00	\$ 78,518.00	-	0	0	0	\$ 0.72	\$ 0.00	\$ 0.00	\$ 0.00
2032	\$ 75,000.00	\$ 0.00	\$ 153,518.00	-	0	0	0	\$ 0.74	\$ 0.00	\$ 0.00	\$ 0.00
		\$ (8,668.00)		6	633.6	18	11,405		\$ 8,667.65	\$ 6,842.88	\$ 1,824.77
2033	\$ 75,000.00	\$ (18,058.00)	\$ 175,909.00	7	1320	18	23,760	\$ 0.76	\$ 18,057.60	\$ 14,256.00	\$ 3,801.60
		\$ (25,883.00)		10	2270.4	15	34,056		\$ 25,882.56	\$ 20,433.60	\$ 5,448.96
<b>Total Collected</b>		<b>Total Spend</b>	<b>End of Cycle Balance</b>		<b>Total Miles</b>	<b>Avg Width</b>	<b>Total Area</b>	<b>Mean Cost (estimate)</b>	<b>10 Year Validation</b>	<b>AAO Proposal</b>	<b>Per Cycle Savings</b>
\$ 834,804.00		\$ (658,895.00)	\$ 175,909.00		7.98	15.2	756,413	\$ 0.67	\$ 507,438.62	\$ 453,847.68	\$ 788.10

### Road Plan Evaluation

Options	Details	Plan Cost	Dues	2027 Dues	2028 Dues	10 Year
Current Plan	10 Yrs: Waves / Multi Dues Increases / HOA Acts as the Bank	\$ 12,276.53	Increase	\$ 147.06	\$ 147.06	\$ 2,500.00
All At Once (AAO)	8 Yrs: 2 Yr Collection Period / Current Funds Remain Escrowed	\$ 5,588.26	Decrease	\$ (700.00)	\$ (700.00)	\$ (7,000.00)
AAO + \$50K	8 Yrs: 2 Yr Collection Period / Utilize 1/2 Existing Road Fund	\$ 4,852.96	Decrease	\$ (600.00)	\$ (600.00)	\$ (6,000.00)
AAO + \$100K	8 Yrs: 2 Yr Collection Period / Utilize Existing Road Fund	\$ 4,235.32	Decrease	\$ (500.00)	\$ (500.00)	\$ (5,000.00)

### Current Plan - Property Owner Dues Increases Review

Year Eval	Span	Road Budget	Cost Per Owner	Dues Increase	YoY	Total OoP
2026	-	\$ 55,000.00	\$ 808.82	\$ 0.00	\$ 0.00	\$ 0.00
2027	1	\$ 65,000.00	\$ 955.88	\$ 147.06	\$ 147.06	\$ 147.06
2028 - 2042	15	\$ 75,000.00	\$ 1,102.94	\$ 147.06	\$ 294.12	\$ 4,411.76
2043 - 2053	11	\$ 85,000.00	\$ 1,250.00	\$ 147.06	\$ 441.18	\$ 4,852.94
Years	27	<b>Total Dues Increase (Per Owner - Over 10 Years)</b>		<b>\$ 2,794.12</b>		
		<b>Average Dues Increase (Per Owner / Per Year)</b>		<b>\$ 279.41</b>		

### Translation Table

Feet in a Mile	5280
2027 AAO (Kim's Guess)	0.60
YoY Rate Increase	3%
Property Owners	68

### Budget Changes

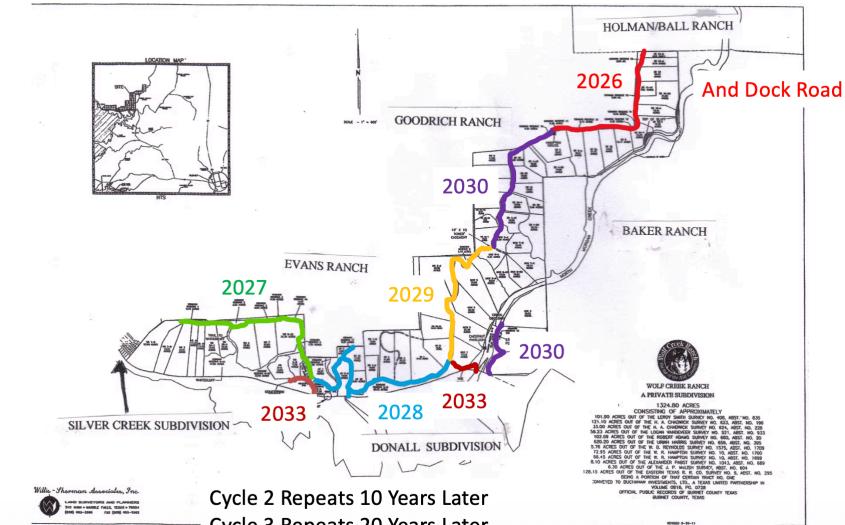
Reallocation for Other Efforts	\$ 14,200
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### Road Sections

#	Section Description	Last	Cycle	Schedule	Age	'15 - '25	'26 - '35	'36 - '45
	Road Edges	2023	15	TBD		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Equestrian Trail	2023	?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pavilion Parking Lot	2023	?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Pass to Pavilion	2023				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Legacy to Hampton House	2015	10	2026	11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2	Hampton House to Morgan Cove, Morgan Cove	2017	10	2030	13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3	Morgan Cove to The Pass	2017	10	2029	12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4	The Pass to Davis Way	2016	10	2028	12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5	Davis Way to cattle guard at mail shed	2016	10	2028	12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6	Main Gate Entrance	2023	10	2027	4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7	Cattle Guard at mail shed to dumpsters	2023	10	2033	10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
8	White Bluff Road	2016	10	2027	11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
9	Middle Gate Entrance	2024	10	2028	4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
10	The Pass Road	2023	10	2033	10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
11	East Gate Entrance	2024	10	2030	6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
12	Chestnut Crossing	2018	10	2030	12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
13	Dock Road	2000	10	2028	28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

AAO Plan  
All complete in 2027

### Road Plan Map



## Cattle and Fencing Report

Mark Stracke

### Cattle:

1. After a resident expressed alarm that there were 3 yearling bulls present on the ranch in addition to the two herd bulls the three were removed by the Rancher.
2. One calf squeezed through the fence wires near the main gate and got onto the side of highway. It was herded back inside the fence and the fence adjusted to prevent further exit through it. Took about 1 hour.

### Fencing:

1. 2024 perimeter fencing, 1835', that was begun in early December 2024 was completed the first week of January. This section is behind the Dixon's property and borders Tributary.
2. 2025 perimeter fencing, +/- 1800', was begun in January and should be completed by approximately 1 February. This section is behind the Dixon and Stark properties.
3. 2026 is anticipated to be last year of perimeter fencing replacement and will tie into Sid Evan's 8 and 10 wire fence.
4. All owners should inspect their perimeter fence sections and report any issues, particularly at water gaps.

## 2025 – 2026 MLDP

JP Krueger

- 10 property owners requested deer (12 total deer)
- 9 deer harvested as of Jan 16
- 3 remaining deer requests
- Hunting continues to fulfill all open deer requests
- Hunting season for MLDP ends Feb 28