

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

12 August 2017

Attendees

Bill Bishop
Eliza Bishop
Warren Dold
Nelda Duff
Kay Lester
Lee Kinard
Nancy Kinard
April Lund
Chris Lund
Becky Carlberg
Gerald McLelland
Sue McLelland
Lyn Mefford
Pete Mefford
Mark Stracke

Terry Stracke
Bob Ring
Debra Burge
Karol Shepherd
Patti Skinner
Tommy Skinner
Cindy Taniguchi
Kim Taniguchi
Stephanie Black
Jim Weathers
Karol Weathers
Chan Son Wong
Hui Lan Wong
Warren Struss
Jim Fletcher

Attachments

DRB Report

Having confirmed a quorum of directors present to conduct the business of the WCROA, Secretary Jim Fletcher called the meeting to order at 10:05 AM.

The following WCROA business was conducted:

1. The draft minutes from the April 29, 2017 WCROA board meeting that had been distributed prior to this meeting were discussed at length for approval as presented or modification. Since former board member Tom Mitchell had alleged that he had made an audio recording of the April 29th board meeting. The current board members were very interested in using the alleged audio recording to confirm exactly what was said during the April meeting rather than only depend on written notes.

A motion was made by Jim Fletcher and seconded by Bob Ring "That Warren Struss to reach out to Tom Mitchell to get an electronic audio copy of the April 29, 2017 meeting that Tom Mitchell claimed to have recorded and use the audio recording to 'scrub' the draft minutes if the recording is provided." Motion was approved 4 to 0.

2. With the resignation of three WCROA board members the following motions were made:
 - a. Motion to appoint Warren Struss as the Interim President was made by Bob Ring and seconded by Eliza Bishop. Motion was approved 4 to 0.

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- b. Motion to appoint Eliza Bishop as the Interim Treasurer was made by Bob Ring and seconded by Jim Fletcher. Motion was approved 4 to 0.

 - c. Motion to accept the resignations from the WCROA of John Manton, Ellis McKanna, and Tom Mitchell was made by Bob Ring and seconded by Eliza Bishop. Motion was approved 4 to 0.

 - d. Motion to conduct a special election with the process outlined in the WCROA DCC&R document to fill the three open WCROA board positions by Warren Struss and seconded by Bob Ring. Motion was approved 4 to 0.
3. A Treasurer Report had been prepared by John Manton and in his absence was presented by Eliza Bishop. Eliza answered questions concerning the Treasurer report as best as she could but this had been the first time she had seen the report like all others in attendance.
4. There was discussion concerning the desire of a number of Wolf Creek Ranch (WCR) owners to establish a maintenance committee that will allow input from many views concerning ranch maintenance and spending on maintenance. These owners voiced the belief that a well-functioning and small maintenance committee will offer more transparency and input potential from a broader array of interest. The following motions were made in this matter:
- a. Motion to "Establish a maintenance committee of three members including one board member and two additional property owners." was made by Jim Fletcher and seconded by Bob Ring. Motion was approved 4 to 0.

 - b. Motion to name Eliza Bishop as the current board member of the newly established maintenance committee was made by Warren Struss and seconded by Bob Ring. Motion was approved 4 to 0.

 - c. Motion to name Mark Stracke and Pete Mefford as the current property owner members of the newly established maintenance committee was made by Warren Struss and seconded by Eliza Bishop. Motion was approved 4 to 0.
5. A Design Review Board Committee report was distributed to all in attendance by Jim Fletcher. There had been little new activity. Jim also noted that he had reviewed all current home construction sites and that progress was taking place.

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6. Warren Struss gave the Wildlife Committee report starting out by noting that he had met with the new State of Texas representative Erin Wehland and that no changes in the Wolf Creek ranch deer management program are anticipated. He also noted that some WCR property owners would like to participate in the deer hunting but that it is too late for their inclusion this season and that he will look at making a possible change for the 2018 season.

Warren also noted that oak wilt disease was possibly on some oak trees on Wolf Creek Ranch between the mailboxes and the Barron's cabin but that the AG official could not verify if it is oak wilt.

7. Tommy Skinner gave a Firewise Committee report noting that he was exploring the possibility of renting a wood chipper with some of the remaining Firewise budget.
8. Warren Dold gave a Cattle and Fencing Committee report initially describing that the WCR water gap at North Morgan Creek had been totally washed away in the recent heavy rains but had been replaced in approximately 24 hours to ensure that no WCR cattle would get loose on RR 2341. He also noted that the water gap on North Morgan Creek at the gate into the Baker Ranch had been damaged and that the Baker Ranch and WCR would share the cost of repair. Warren also noted that some fencing repair was needed from the storm by the Hampton House.

Warren then apprised attendees of a potential new owner of the 15K acre track of the Goodrich Ranch is discussing putting up a high-fence so WCR is not doing any new fencing along the Goodrich/WCR boundary at this time. Warren noted that the new potential buyer would be putting up the new high-fence totally at his cost.

9. Gerald McLelland gave a report on the WCR dock and recent repairs that his contractors have made and what is still needed. He noted that the dock has now been secured to shore but that we should still secure the dock in the lake. In that regard, some existing 'deadmen' in the lake still need to be dealt with for securing the dock and that he is trying to determine the most effective way to do so.
10. Jim Fletcher noted that he had received positive input from WCR property owners on e-mailing WCROA documents and information to owners in addition to posting them on the WCR web site. Basically, many busy owners are use to getting content 'pushed' to them via e-mail and hardly ever proactively go to web sites to see if new content is available. The consensus of the WCROA Board is that the more transparent information can be distributed the better as long as it is not overly time consuming and that all appropriate documents will also be e-mailed to property owners.

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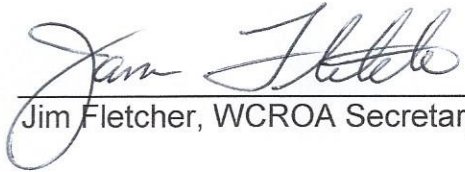
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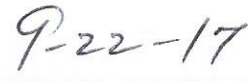
There was also discussion of Nelda Duff taking over posting of content on the WCR web site but no action was taken at this time.

11. The next regular WCROA Board meeting was scheduled for Saturday November 4, 2017.

12. The meeting was adjourned at approximately 12:18 PM.

Recorded and certified by:


Jim Fletcher, WCROA Secretary


Date