

# Wolf Creek Ranch Owners Association Board of Directors Meeting Minutes

Teleconference #1 of 18 April 2020

## Board Member Attendees

Warren Struss  
Carol Weathers  
Cindy Taniguchi

Lyn Mefford  
Eliza Bishop  
Tommy Skinner

## WCR Property Owner Attendees

John Manton  
Chan Wong  
Bill Bishop  
Tom Mitchell  
Warren Dold  
Kim Taniguchi  
Andy Piechowski  
Marcie Ramos  
Rick Ramos  
Betty Saenz  
Rafael (Ralph) Saenz  
Colleen Struss

Kevin Tucker  
Aaron Shuta  
Jennifer Shuta  
Pete Mefford  
Bill Comegys  
Lee Kinard  
Doug Hawthorne  
Martha Hawthorne  
John Guinn  
Erika Bonfanti  
Stephanie Black

## Other Attendees

Nelda Duff

## Attachments

1. Draft minutes of January 25, 2020 - WCROA Board of Directors Meeting (Exhibit A)
2. Draft minutes of February 13, 2020 - electronic WCROA Board of Directors Meeting (Exhibit B)
3. Draft minutes of March 16-17, 2020 - electronic WCROA Board of Directors Meeting (Exhibit C)
4. Draft minutes of March 27-28, 2020 - electronic WCROA Board of Directors Meeting (Exhibit D)
5. WCR CC&R Review Committee recommendations regarding ballot language and Property Owner ballot (Exhibit E)
6. Treasurer's Report (Exhibit F)
7. Maintenance Report (Exhibit G)
8. Design Review Board Report (Exhibit H)
9. Dock Committee Report (Exhibit I)

## Business

Having confirmed a quorum of Directors present (by roll call) to conduct the business of the WCROA, President Warren Struss called the Board of Directors meeting to order at 9:03am, Saturday April 18, 2020. Warren opened the meeting by giving thanks and

appreciation to John Manton and Nelda Duff for setting up the teleconference. He also highlighted acts of love and kindness shared among Wolf Creek Ranch property owners, neighbors and friends during difficult times brought about by the COVID-19 pandemic.

**1. Draft Agenda Review and Approval.**

The draft Agenda and all other relative documents for this teleconference meeting were distributed via the WCROA website for Board Member and Property Owner viewing. Warren Struss invited specific discussion about the draft meeting Agenda; no discussion was had. A motion was made by Carol Weathers and seconded by Tommy Skinner to approve the draft Agenda for this meeting. A roll call vote, by Board Member name, was taken and the motion was approved unanimously.

**Items for Action**

**2. Announce and approve the 2020 election results naming 3 WCROA Board of Directors.**

Warren Struss announced 2020 election results naming John Manton to a 3-year term, Rick Ramos to a 3-year term and Lee Kinard to a 2-year term. Appreciation was given to Nelda Duff for doing a great job with the election process. A motion was made by Lyn Mefford and seconded by Carol Weathers to approve the election results, as noted. A roll call vote, by Board Member name, was taken and the motion was approved unanimously.

**3. Review and Approval of draft WCROA Board Meeting Minutes (1/25/2020).**

Warren Struss asked for changes, amendments or edits to draft minutes from the WCROA Board Meeting of 25 January 2020 (Exhibit A). No additional discussion was heard. A motion was made by Carol Weathers and seconded by Lyn Mefford to approve the draft Minutes. A roll call vote, by Board Member name, was taken and the motion was approved unanimously.

**4. Review and Approval of draft WCROA Board Meeting Minutes (2/13/2020).**

Warren Struss asked for changes, amendments or edits to draft minutes from the electronic WCROA Board Meeting of 13 February 2020 related to the WCROA Grazing Lease (Exhibit B). Warren confirmed that the new Grazing Lease will generate \$4,000.00 revenue per year for a 3-year duration. A motion was made by Tommy Skinner and seconded by Eliza Bishop to approve the draft Minutes. A roll call vote, by Board Member name, was taken and the motion was approved unanimously.

**5. Review and Approval of draft WCROA Board Meeting Minutes (3/16-3/17/2020).**

Warren Struss asked for changes, amendments or edits to draft minutes from the electronic WCROA Board Meeting of 16-17 March 2020 related to postponement of Round Up event (Exhibit C). No additional discussion was heard. A motion was made by Lyn Mefford and seconded by Eliza Bishop to approve the draft Minutes. A roll call vote, by Board Member name, was taken and the motion was approved unanimously.

**6. Review and Approval of draft WCROA Board Meeting Minutes (3/27-3/28/2020).**

Warren Struss asked for changes, amendments or edits to draft minutes from the electronic WCROA Board Meeting of 27-28 March 2020 related to D&O

insurance renewal with RSUI (Exhibit D). No additional discussion was heard. A motion was made by Carol Weathers and seconded by Lyn Mefford to approve the draft Minutes. A roll call vote, by Board Member name, was taken and the motion was approved unanimously.

**7. Discuss and Approve WCR CC&R Committee Recommendations Regarding Ballot Language and Owner's Ballot. (Exhibit E)**

Carol Weathers provided background information about how CC&R recommendations were developed, including history and process for moving forward with change proposals. CC&R Articles recommended for change at this time include 7.18, 8.10, 14.10, 13.1, 13.2, 14.1 and 14.2, with potential for additional amendment ballots to occur over time.

Chan Wong (Tract WR-1B-1B) was given the floor to present his case for amending CC&R Article 8.9 – Restriction on Animals. Chan's proposal would allow for raising of poultry (chickens) for purposes of consumption. Many questions were raised by Board Members and Property Owners relating to caged vs. free-range, roosters or only hens, number of chickens allowed, predator animal control, other types of animals or birds or reptiles that Property Owners might choose to raise, necessary guidelines and ongoing surveillance needs, and future legal implications brought about by opening Article 8.9 for modification. Comments and/or questions were heard from John Manton, Bill Comegys, Jennifer Shuta, Bill Bishop, Tommy Skinner, Carol Weathers, Warren Struss, Cindy Taniguchi, Rick Ramos, Eliza Bishop and Betty Saenz.

Carol Weathers suggested that the Board move ahead with putting forth the Articles currently recommended for change, which includes lowering the vote required for CC&R amendment, and then the CC&R Review Committee will reconvene to further discuss Chan's proposal to raise chickens. Lyn Mefford motioned to accept the WCR CC&R Review Committee's recommendations regarding ballot language and Owner's ballot, with amendments affecting Article 7.18, Article 8.10, Article 14.10, Article 13.1, Article 13.2, Article 14.1 and Article 14.2 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Wolf Creek Ranch, Burnet County, Texas. The motion was seconded by Tommy Skinner and a roll call vote, by Board Member name, was taken. The motion was approved unanimously. After further discussion from Property Owners and Board Members, Carol Weathers reiterated that the CC&R Review Committee has no problem with revisiting the request for consideration of chicken raising and another CC&R ballot in the near future. Carol Weathers resolved that the Covenants Review Committee will reconvene at a soon-to-be determined date in order to review and discuss Article 8.9 for allowing chickens. The resolution was seconded by Tommy Skinner and a roll call vote, by Board Member name, was taken. The resolution was approved unanimously.

**Items for Discussion**

**8. Treasurer's Report – Eliza Bishop (Exhibit F)**

The WCR Statement of Assets (prepared by WCROA accounting firm), BBVA Bank, Money Market, CD, and Dues Receivable accounts were outlined, as well as equity allocation, the Sustainability Fund and the Operating Fund. The next Treasurer will create an Unforeseen Contingency Fund. The Variance Report

was reviewed. At this time, there are no unforeseen expenses expected. Eliza asked for questions; none were heard. Eliza added that Josh Ring was able to negotiate a reduction in our D&O insurance premium for 2020. There is one Property Owner having dues receivable and one property owner in arrears and with a lien on their property. Eliza gave a brief history of WCR expenses relating to keeping the ranch in good working condition. In 2019, the 2020 WCROA dues were increased to cover increasing costs for WCR, including the D&O insurance premium. Examples of WCR improvements over several years were given, including enhancements made to highway frontage gates, major road work with tar and chip, replacing old fence, major dock work, and brush, cedar and cactus removal. The road reserve plan fund has been kept on schedule.

9. **Maintenance Report** – Eliza Bishop (Exhibit G)

Eliza thanked Maintenance Committee participants, past and present. An outline was given of recent maintenance work, including removal of brush at road curves, grazing pastures, and safe burning of vegetative debris. Eliza shared the maintenance plan with regard to protecting WCR's Agricultural Exemption with Burnet County, and noted that reports made by Burnet County Agricultural Extension Agents are on file at the Ranch office. The grounds keeping budget is at its lowest since 2008. There have been no complaints or comments brought to the Board, the Maintenance Committee or to Nelda Duff since 2018. A request for facility repairs and maintenance has been received by one Property Owner, which have been completed. Eliza pointed out that pastures are being cleaned, and not stripped of native vegetation, and that Property Owners are encouraged to report ranch needs for maintenance. Questions from Board Members and Property Owners were solicited; none were heard.

10. **Design Review Board Report** – Lyn Mefford (Exhibit H).

Lyn Mefford gave thanks to Lee Kinard and Helen Piechowski for their amazing work when addressing requests received by the DRB. Current major projects underway include residential construction by the Lester's, Dixon's and McLelland's. There are additionally a number of smaller improvement requests underway. Lyn reminded everyone that the policy for a debris pile variance has 3 prongs: piles related to large clearing of vegetation, wildlife vegetation debris piles, and maintenance committee debris piles accumulated for burning and/or chipping. Lyn asked for questions from Board Members and Property Owners; none were heard.

11. **Dock Committee Report** – Lee Kinard (Exhibit I).

Lee Kinard reported that the dock is still sitting in the water with plan to put in snubber poles and resurrect the dock sometime in the summer. It is not expected that this job will take long to complete once the work is started. Aaron Shuta requested that someone give him a call to share history of what happened to the dock; Lee Kinard volunteered to give Aaron a call. Eliza Bishop asked Lee whether he feels the dock will be repaired within the allotted amount of \$6,000.00, and Lee indicated that it would. When asked whether the cables that are on the ground in the dock area will be removed, Lee confirmed that the cables will be removed this summer.

12. **FireWise Committee Report.**

Andy Piechowski reported that the big plan for the FireWise Committee for 2020 is to add an additional water storage tank on the Ranch. Next steps are to draft a

plan and turn it into the DRB. The proposal at this time is to place the new tank somewhere in the area of the Hampton House. Lyn Mefford gave appreciation to Andy for updating FireWise documents and putting them in one place on the WCR web site.

A motion was made by Carol Weathers and seconded by Eliza Bishop to adjourn the teleconferenced WCROA Board meeting. A roll call vote, by Board Member name, was taken and the motion was approved unanimously. The meeting was adjourned at 11:13am.

Recorded and certified by:

  
Cynthia Taniguchi, WCROA Secretary

4-27-2020  
Date

## mtg #1 &amp; #2 April 18th, 2020

Caller Location	Caller Name	Access	Host?	Joined	Departed	Minutes	
BURNET, TX, US	WCR Office	Toll-Free	Yes	08:51 AM	12:04 PM	194 min	▶
BURNET, TX, US	John Manton House	Toll	Yes	08:51 AM	12:04 PM	194 min	▶
HOUSTON, TX, US	Eliza Bishop	Toll	Yes	08:51 AM	10:20 AM	90 min	▶
HOUSTON, TX, US	TOM MITCHELL	Toll		08:51 AM	12:04 PM	193 min	▶
HOUSTON, TX, US	Tommy Skinner	Toll	Yes	08:52 AM	12:04 PM	193 min	▶
TX, US	Cindy Tanagucci	Toll	Yes	08:53 AM	11:55 AM	182 min	▶
Marble Falls, TX, US	Carol Weathers	WebCall	Yes	08:54 AM	12:04 PM	190 min	
ARLINGTON, TX, US	Chan	Toll		08:55 AM	12:04 PM	190 min	▶
AUSTIN, TX, US	Warren Struss	Toll	Yes	08:55 AM	12:04 PM	190 min	▶
BURNET, TX, US	Lyn Mefford	Toll	Yes	08:56 AM	12:04 PM	189 min	▶
AUSTIN, TX, US	COLLEEN STRUSS	Toll		08:56 AM	12:04 PM	189 min	▶
HOUSTON, TX, US	Tucker Kevin	Toll		08:56 AM	11:17 AM	141 min	▶
OXFORD, NC, US	Shuta Aaron	Toll		08:56 AM	12:04 PM	189 min	▶
POUGHKEPSI, NY, US	Piechowski Andy	Toll		08:56 AM	11:37 AM	161 min	▶
BURNET, TX, US	Mefford Eilyn	Toll		08:57 AM	12:04 PM	188 min	▶
HOUSTON, TX, US	BISHOP WILLIAM	Toll		08:58 AM	12:04 PM	187 min	▶
FORTLUPTON, CO, US	Bill Comegys	Toll		08:58 AM	12:04 PM	187 min	▶
GRANDPRARI, TX, US	Rick Ramos	Toll	Yes	08:58 AM	12:04 PM	187 min	▶
MARBLE FLS, TX, US	Lee Kinard	Toll	Yes	09:00 AM	12:04 PM	185 min	▶
GRANDPRARI, TX, US	HAWTHORNE MARTH	Toll		09:00 AM	10:29 AM	89 min	▶
HOUSTON, TX, US	Kim Taniguchi	Toll		09:00 AM	12:04 PM	185 min	▶
BURNET, TX, US	Dold Warren	Toll		09:01 AM	12:04 PM	184 min	▶
MEMPHIS, TN, US	Guinn John	Toll		09:07 AM	12:04 PM	178 min	▶
AUSTIN, TX, US	RAFAEL SAENZ	Toll		09:08 AM	11:15 AM	127 min	▶
WASHINGTON, PA, US	BONFANTI ERIKA	Toll		09:23 AM	11:14 AM	111 min	▶
MARBLE FLS, TX, US	Stephanie Black	Toll		09:24 AM	10:30 AM	66 min	▶
HOUSTON, TX, US	Eliza Bishop	Toll	Yes	10:20 AM	12:04 PM	105 min	▶
TX, US	Cindy Tanagucci	Toll	Yes	11:57 AM	12:04 PM	8 min	▶

# Wolf Creek Ranch Owners Association Board of Directors Meeting Minutes

Teleconference #2 of 18 April 2020

## **Board Member Attendees**

Lee Kinard  
Carol Weathers  
Cindy Taniguchi  
Rick Ramos

Lyn Mefford  
John Manton  
Tommy Skinner

## **WCR Property Owner Attendees**

Warren Struss  
Colleen Struss  
Eliza Bishop  
Bill Bishop  
Chan Wong  
Tom Mitchell  
Warren Dold  
Kim Taniguchi

Marcie Ramos  
Aaron Shuta  
Andy Piechowski  
Bill Comegys  
John Guinn  
Pete Mefford  
Jim Weathers

## **Other Attendees**

Nelda Duff

## **Attachments**

None.

## **Business**

Having confirmed a quorum of Directors present (by roll call) to conduct the business of the WCROA, Vice President Carol Weathers called the Board of Directors meeting to order at 11:26am, Saturday April 18, 2020.

### **1. Draft Agenda Review and Approval.**

The draft meeting Agenda was distributed to meeting attendees via posting to the WCROA web site. (Secretarial Note: This meeting takes the place of a face-to-face event that was to be held at the Silver Creek Community Center on April 25, 2020. The scheduled meeting has been cancelled due to the COVID-19 stay at home order put in place by the Burnet County Commissioners Court.) A motion was made by Lyn Mefford and seconded by Tommy Skinner to approve the draft Agenda for this meeting. A roll call vote, by Board Member name, was taken and the motion was approved unanimously.

## **Items for Action**

### **2. Nomination and Approval of WCROA Board Officers.**

A. Lyn Mefford motioned that Carol Weathers be nominated as President of the WCROA Board of Directors. The motion was seconded by Tommy

Skinner. A roll call vote, by Board Member name, was taken and the motion was approved unanimously.

B. Carol Weathers motioned that Rick Ramos be nominated as Vice President of the WCROA Board of Directors. The motion was seconded by Lee Kinard. A roll call vote, by Board Member name, was taken and the motion was approved unanimously.

C. Lyn Mefford motioned that Cindy Taniguchi be nominated as Secretary of the WCROA Board of Directors. The motion was seconded by Lee Kinard. A roll call vote, by Board Member name, was taken and the motion was approved unanimously.

D. Cindy Taniguchi motioned that John Manton be nominated as Treasurer of the WCROA Board of Directors. The motion was seconded by Tommy Skinner. A roll call vote, by Board Member name, was taken and the motion was approved unanimously.

**3. Approve any appointments necessary to the 2020/2021 WCR Maintenance Committee.**

Discussion was opened for tabling Maintenance Committee and DRB assignments in order to give new Board Members opportunity to think about and discuss together how to best develop WCR Committee organization and recruitment moving forward. Cindy Taniguchi motioned that items for action to approve any appointments necessary to the 2020/2021 WCR Maintenance Committee and 2020/2021 DRB Committee be tabled until such time that a Special Called WCROA Board Meeting can be held in person, and that existing committees be allowed to remain in place and function as usual until such Special Board Meeting is held, but no later than May 15, 2020. The motion was seconded by Rick Ramos. A roll call vote, by Board Member name, was taken and the motion was approved unanimously.

**4. Discuss and evaluate the Round Up event.**

Carol Weathers reported that the Board has met CC&R requirements for an Annual Meeting. Discussion was had among Board Members about safety of holding Round Up, even if the Burnet County stay at home order is lifted. Tommy Skinner motioned to table a decision about holding the 2020 Round Up event until a Special Called Board Meeting is held in May. The motion was second by Rick Ramos. A roll call vote, by Board Member name, was taken and the motion was approved unanimously.

**New Business**

5. Lyn Mefford reminded Board Members that at the last Board Meeting there was discussion had about creating a Legal Matters Committee, and that this is important with litigation currently scheduled for May 11th. Further discussion was heard in support of forming this Committee. John Manton motioned that the WCROA Board of Directors organize a Legal Matters Committee having Warren Struss as Legal Matters Committee Chairman, Lee Kinard as Board Representative and Bill Bishop as Member At Large. The motion was seconded by Rick Ramos. Further discussion confirmed that Nelda Duff, Ranch Manager, will be in attendance at Legal Matters Committee meetings. A roll call vote, by Board Member name, was taken and the motion was approved unanimously.

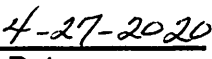


6. Carol Weathers reminded Board Members that the next regularly scheduled WCROA Board Meeting will be held on August 22, 2020. Carol then asked Board Members and Property Owners for other discussion, whereby a brief discussion was had regarding capability of future public gatherings and technology implications for holding teleconference meetings.

A motion was made by John Manton and seconded by Lyn Mefford to adjourn the teleconferenced WCROA Board meeting. A roll call vote, by Board Member name, was taken and the motion was approved unanimously. The meeting was adjourned at 12:04pm.

Recorded and certified by:

  
Cynthia Taniguchi, WCROA Secretary

  
Date

# Wolf Creek Ranch

*the top of the Hill Country*

April 27, 2020

Dear Banking or Finance Institution Official,

Please be informed that the Wolf Creek Ranch Owners Association (WCROA) has completed its 2020 election of Directors, with election results and appointment of Officers finalized and approved on April 18, 2020. These events have impact on banking and financial transactions as follows:

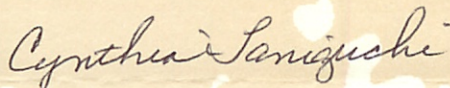
- Warren Struss is no longer serving as President, and is replaced by Carol Weathers.
- Eliza Bishop is no longer serving as Treasurer, and is replaced by John Manton III.

Please update institutional records to remove all business transaction privileges for both Warren Struss and Eliza Bishop, and establish comparable business transaction privileges and signatories for Carol Weathers and John Manton III, so that current Officers can begin conducting financial business on behalf of WCROA.

Nelda Duff, Ranch Manager for WCROA, will continue in her current role. Therefore, please maintain her current privileges and signature for WCROA business transactions.

Recorded and approved meeting minutes for WCROA meetings of April 18, 2020 are attached for review. As always, we appreciate efforts to update records as these routine changes occur over time!

Best regards,



Cynthia Taniguchi  
Secretary, Wolf Creek Ranch Owners Association

*P. O. Box 761 / 10233 Ranch Road 2341  
Burnet, Texas 78611  
ranch 512.756.0707 fax 512.756.9067  
www.wolfcreektexas.com*

Unlocked Entry Alert: None Exit Alert: None Recording: On

Callers: 21 Started: 08:51 AM Duration: 02:36:45

Caller Name	Location	Arrived	Duration	Activity	Host	Muted
WCR Office	BURNET, TX, US	08:51 AM	156 min		<input checked="" type="checkbox"/>	<input type="checkbox"/>
John Manton House	BURNET, TX, US	08:51 AM	156 min		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tommy Skinner	HOUSTON, TX, US	08:53 AM	154 min		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cindy Tanagucci	TX, US	08:53 AM	154 min		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Carol Weathers	Marble Falls, TX, US	08:54 AM	153 min		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Warren Struss	AUSTIN, TX, US	08:55 AM	152 min		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lyn Mefford	BURNET, TX, US	08:56 AM	151 min		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rick Ramos	GRANDPRARI, TX, US	08:58 AM	149 min		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lee Kinard	MARBLE FLS, TX, US	09:00 AM	147 min		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Eliza Bishop	HOUSTON, TX, US	10:21 AM	66 min		<input checked="" type="checkbox"/>	<input type="checkbox"/>
TOM MITCHELL	HOUSTON, TX, US	08:52 AM	155 min		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chan	ARLINGTON, TX, US	08:55 AM	152 min		<input type="checkbox"/>	<input checked="" type="checkbox"/>
COLLEEN STRUSS	AUSTIN, TX, US	08:56 AM	151 min		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shuta Aaron	OXFORD, NC, US	08:57 AM	150 min		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Piechowski Andy	POUGHKEPSI, NY, US	08:57 AM	150 min		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mefford Ellyn	BURNET, TX, US	08:58 AM	149 min		<input type="checkbox"/>	<input checked="" type="checkbox"/>
BISHOP WILLIAM	HOUSTON, TX, US	08:58 AM	149 min		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bill Comegys	FORTLUPTON, CO, US	08:58 AM	149 min		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kim Taniguchi	HOUSTON, TX, US	09:01 AM	146 min		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dold Warren	BURNET, TX, US	09:02 AM	145 min		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Guinn John	MEMPHIS, TN, US	09:07 AM	140 min		<input type="checkbox"/>	<input checked="" type="checkbox"/>

DRAFT AGENDA  
WCROA BOARD OF DIRECTORS MEETING  
Saturday, April 18, 2020 @ 9:00 A.M.  
TELECONFERENCE MEETING #1

- Call the Teleconference Meeting to Order by Warren Struss
- Confirm Board Quorum (Roll Call)
- WCR Member Attendee Sign In Sheet (Telephone Records)
- Approval of April 18, 2020 Draft Agenda for WCROA Meeting #1

**ITEMS FOR ACTION**

- Announce and approve the 2020 election results naming three WCROA Board of Directors, John Manton (3 year term), Rick Ramos (3 year term) and Lee Kinard (2 year term).
- Approve Draft Minutes of January 25, 2020 WCROA Board of Directors Meeting (Exhibit A)
- Approve Draft Minutes of February 13, 2020 electronic WCR Board of Directors Meeting – Grazing Lease (Exhibit B)
  - Approve budget amendment – annual rent of \$4,000 for three years
- Approve Draft Minutes of March 16-17, 2020 electronic WCR Board of Directors Meeting –Postponed Round Up (Exhibit C)
- Approve Draft Minutes of March 27-28, 2020 electronic WCR Board of Directors Meeting – D&O Insurance renewal with RSUI (Exhibit D)
- Discuss and approve the Wolf Creek Ranch CC&R Committee’s recommendations regarding Ballot Language and Owners Ballot. The Article amendment recommendations to be changed are as follows: Article 7.18, Article 8.10, Article 14.10 and Articles 13.1, 13.2, 14.1 and 14.2 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Wolf Creek Ranch, Burnet County, Texas (Exhibit E)
  - Hearing of Appeal from Chan Wong, Tract WR-1B-1B regarding CC&R 8.9 (Restriction on Animals)

**ITEMS FOR DISCUSSION**

- Treasurer’s Report – Eliza Bishop (Exhibit F)
- Maintenance Report – Eliza Bishop (Exhibit G)
- Design Review Board Report – Lyn Mefford (Exhibit H)
- WCR Dock Committee Report – Lee Kinard
- Firewise Report – Andy Piechowski
  
- Adjourn the WCROA Board Teleconference Meeting #1

# Wolf Creek Ranch Owners Association Board of Directors Meeting Minutes

25 January 2020

## Board Member Attendees

Warren Struss  
Carol Weathers  
Cindy Taniguchi

Lyn Mefford  
Eliza Bishop  
Tommy Skinner

## WCR Property Owner Attendees

Pete Mefford  
Chan Wong  
Herman Maynard  
Julie Maynard  
Warren Dold  
Peter Dold  
Kim Taniguchi  
Terry Stracke  
Mark Stracke  
Andy Piechowski

Bill Bishop  
Marcie Ramos  
Rick Ramos  
Ralph Saenz  
Betty Saenz  
Debra Burge  
Tom Sanders  
Helen Piechowski  
Patti Skinner

## Other Attendees

Nelda Duff

## Attachments

1. Guidelines for Timely Completion of Approved Construction Projects
2. CC&R Review Outcomes and Recommendations
3. WCROA Statement of Assets, Liabilities, and Equity (as of December 31, 2019)
4. WCROA Actual to Budget Variance Report
5. WCROA Treasurer's Report
6. WCROA 2020 Approved Budget with Dues Increase of \$300 (12.5%) with line item adjustments after 12/31/2019
7. WCROA Maintenance Committee Completed Projects for 2019
8. WCROA Roadside Work Completed in 2019
9. WCR Road Reserve Plan
10. WCROA Working Maintenance List for 2020
11. WCROA Request for Re-Allocation of 2019 Carry-Over Funds
12. DRB Construction Status List
13. Recommendations from Texas Ag Extension Service for ongoing support of Agricultural Valuation for tax exemption purposes

## Business

Having confirmed a quorum of Directors present to conduct the business of the WCROA, President Warren Struss called the Board of Directors meeting to order at 9:00am, Saturday January 25, 2020. Warren opened the meeting and welcomed WCR Property Owners. Board members were reminded of Bob Ring's resignation, and that Bob has committed to continue with helping to lead the Insurance Committee.

The following WCROA business was conducted.

**1. Draft Agenda Review and Approval.**

The draft Agenda was distributed and discussion was invited. No further discussion was had. A motion was made by Lyn Mefford and seconded by Carol Weathers to approve the draft Agenda for this meeting. The motion was carried unanimously.

**2. WCROA Member Comments.**

Warren Struss opened meeting discussion to Property Owners for questions, comments and concerns.

- a. Tom Sanders and Mark Stracke informed attendees that a new wireless internet service is available at WCR from Hyperfusion. Tom has secured service with good download speed at \$70 per month. Mark is looking into setting up a repeater to get Hyperfusion service to the east end of the Ranch. Hyperfusion's antenna is located on Spider Mountain.
- b. Mark Stracke reported that there are WCR Property Owners confirmed to have burned debris piles without notification to the Sheriff's Office, the FireWise Committee and Nelda Duff. Warren Struss reminded everyone that fire safety is a very serious issue for WCR, and that compliance with FireWise guidelines is compulsory for the safety of all properties and owners. Andy Piechowski added that the Sheriff can issue citations for non-notification of controlled burns. Neighbors can report fires to the fire department, whereby a crew will be dispatched to investigate. Anything larger than a small camp fire requires notification. Andy will draft a letter for distribution to all Property Owners to remind everyone of fire safety needs and consequences of non-compliance with FireWise guidelines. Andy is open to hearing questions or concerns at any time.

**Items for Action**

**3. Review and Approval of draft WCROA Board Meeting Minutes (11/16/2019).**

Warren Struss asked for changes, amendments or edits to draft minutes from the WCROA Board Meeting of 16 November 2019. Warren identified a correction need to Page 5, Item 13 for the Managed Land Deer Program. Clarification was given that Chris is with TxDOT and Brent is with Texas Parks and Wildlife. A motion was made by Lyn Mefford and seconded by Tommy Skinner to approve the draft minutes as amended. The motion was carried unanimously.

**4. Discuss and Appoint 2020 Design Review Board committee members including naming of chair and vice chair.**

Warren Struss gave many thanks to 2019 WCR DRB committee members, Lyn Mefford, Lee Kinard and Helen Piechowski for their excellent work. Warren motioned that the 2019 DRB committee members remain in place for 2020, with Lyn as chair, Lee as vice chair and Helen as committee member. The motion was seconded by Eliza Bishop and approved unanimously. Lyn gave thanks and appreciation to her team.

**5. Discuss and Approve CC&R Ballot Language. (see Attachment)**

Warren Struss provided background information about CC&Rs, including history and process for moving forward with changes. Carol Weathers outlined specific Articles of the CC&Rs that will move forward for ballot inclusion and confirmed

that additional ballots may occur over time. Carol also pointed out that there are two additional concerns that are pending decision for inclusion.

- a. Article 7.18 – Construction Activities
- b. Article 8.10 – Restriction on Signs
- c. Article 14.10 – Venue and Jurisdiction
- d. Article 13.1 – Casualty
- e. Article 13.2 – Condemnation
- f. Article 14.1 – Duration of Declaration
- g. Article 14.2 – Amendment

No Board action was taken on CC&R Ballot Language.

**6. DRB Guideline for Timely Completion of Approved Construction Projects.**

Lyn Mefford initially presented the proposed DRB Guideline for timely completion of approved construction projects at the November 2019 WCROA meeting. Lyn walked through the proposed guideline (see attachment), pointing out differences between the proposed guideline and the proposed CC&R changes. Lyn clarified that the construction clock will start when the first shovel goes in the ground to lay out foundation forms. A motion was made by Carol Weathers and seconded by Tommy Skinner that the Board accept and approve the DRB Guideline for Timely Completion of Approved Construction as written. The motion was approved unanimously.

**7. Treasurer's Reports. (see Attachments)**

Eliza Bishop provided and reviewed several financial documents, including:

- a. WCROA Statement of Assets, Liabilities, and Equity
- b. Actual vs. Budget Variance Report
- c. Treasurer's Report thru 12/31/2019 and Summary of Expenses
- d. Over/under budget line items with differences greater than \$300.00
- e. 2019 Dues Collection Status

Eliza also presented the 2020 Approved Budget with line item adjustment recommendations based on 2019 spending by end-of-year. Tommy Skinner motioned to accept the 2020 Budget line item changes as provided. The motion was seconded by Lyn Mefford and approved unanimously.

**8. Maintenance Committee. (see Attachments)**

Eliza Bishop reported that the Maintenance Committee completed 2019 activities within budget, and that 2019 costs for routine maintenance have been reduced from approximately \$33K several years ago to under \$3.4K in 2019. Detailed lists provided and reviewed were:

- a. Completed projects for 2019
- b. Roadside work completed 2019
- c. Road Reserve Plan – the plan is on schedule. An additional \$40K will be added to the Road Reserve Plan in 2020. The WCROA will need to address road surfaces at the main and middle gates.
- d. Working Maintenance List for 2020

Eliza reported 2019 carry-over funds of \$20,083.27 (see attachment), which were unspent due to delays of multiple origin, and requested that these funds be reallocated in the 2020 budget. Lyn Mefford added that WCR legal counsel had remarked that it is wise to continually fund the road resurfacing account on an annual basis. Carol Weathers motioned to accept reallocation of 2019 funds in the 2020 budget. The motion was seconded by Tommy Skinner and approved unanimously.

### **Items for Discussion**

**9. Dock Committee Report.**

Members of the Dock Committee stated they have not been contacted by Committee chair, Gerald McLelland. Warren Struss reports that he has spoken with Gerald, and that no further work has been done to repair the dock due to family issues. Gerald indicated to Warren that he would like to get back to work possibly in late spring. The WCR dock lease will expire at the end of 2021. Tommy Skinner states that he believes the lake water level will be lowered and will benefit our dock work. Inks Lake and Lake LBJ levels will be lowered by LCRA, and will rely on Lake Buchanan for refill. Eliza Bishop asked if the cable laying on the ground at the dock can be removed. Property Owners commented that the cable left on the ground is a hazard, and that no one can walk in the area safely. Warren Struss offered to see what can be done to remove the cable.

**10. FireWise Committee Report.**

Andy Piechowski offered thanks to Mark Stracke, Tommy Skinner and Warren Struss for burning large debris piles resulting from clearing of common areas. Also, fence lines along 2341 have been cleared using a cedar eater machine. Lastly, Andy asked whether a 4<sup>th</sup> water tank could be placed on the Ranch.

**11. Design Review Board Report. (see Attachment)**

Lyn Mefford reviewed the following:

- a. DRB Construction Status list
- b. Variance process for clearing and/or maintaining vegetative debris piles of various sizes

**12. Cause No. DC-1808112, William and Jeannie Bigley vs. Wolf Creek Ranch Owners Association update.**

The trial date has been reset to March 16, 2020. There have thus far been 4 continuances with this case. The case will be heard in Dallas County. No additional updates are available at this time.

**13. 2020 Board of Directors Nominations and Election Process.**

Nelda Duff provided an overview of the WCR Director Nomination and Election process and reported that nomination forms have been emailed. Thus far, no nominations have been received by Nelda. Nominations are due to Nelda by 12:00pm Tuesday, February 11<sup>th</sup>. Warren Struss announced that he will not be seeking reelection. Many thanks were given by Board Members and Property Owners for Warren's excellent service to the community.

**14. Round Up update.**

Carol Weathers will be calling for those willing to assist on the Round Up committee. Everyone was asked to please reserve April 18<sup>th</sup> for Round Up.



**15. Waste Management.**

Mark Stracke provided helpful information about several recycling options available in Burnet, Marble Falls and Bertram. Generally, glass, paper, cardboard and metals are accepted; no plastics. Burnet County is in the process of developing a hazardous liquid waste disposal plan, which should be ready sometime in 2020. Mark will be posting all recycling information, including locations, on the community board at the mailboxes.

**16. Managed Lands Deer Program.**

Tom Sanders reported that 3 property owners have reported successful harvesting of deer. Warren Struss added that 62 doe and 18 bucks have been permitted. While the program is working well, it was acknowledged that harvesting will become more difficult as the Ranch is built out. Warren Struss added that Texas Parks and Wildlife has announced that aggregate groups (WCR) will be assessed \$300 per year, and individual homeowners will be assessed \$30 per year, to participate in the program starting in the spring of 2021.

**17. Other.**

Eliza Bishop, Mark Stracke and Kim Taniguchi rode the Ranch with our Burnet County Agricultural Extension Agent. Her recommendations are attached.

Warren Struss motioned to adjourn the WCROA Board meeting at 11:57am. The motion was seconded by Lyn Mefford and was passed unanimously. An executive session with Board members was announced, with Property Owners invited to rejoin the Board meeting when reconvened.

Executive session was convened at 12:10pm.

At 12:59pm, a motion was made by Carol Weathers to adjourn executive session. The motion was seconded by Lyn Mefford and carried unanimously.

At 1:00pm, Warren Struss called the WCROA Board meeting to reconvene with the following business.

18. The Board has evidence of possible vandalism, criminal mischief and WCR Covenant violations to Wolf Creek Ranch east gate property. The Board may take action, up to and including legal prosecution.

Warren Struss motioned to adjourn the WCROA Board meeting. The motion was seconded by Carol Weathers and carried unanimously. The WCROA Board meeting was adjourned at 1:02pm.

Recorded and certified by:

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Cynthia Taniguchi, WCROA Secretary

Date

# WOLF CREEK RANCH BOARD MEETING SIGN-IN SHEET

Location: Silver Creek Community Center      Date: 1-25-2020

Owner Name	Lot Number	Owner Name	Lot Number
Nelda Duff		Kim Tamiguchi	MCW 7B
Lyn Mefford	WB-3	Andy & Helen Piechowski	ER13B
Pete Mefford	WB-3	Patricia Skamner	ER12
Marcie Ramos	MCW 6B2	Cindy Tamiguchi	MCW-7B
Rick Ramos	MCW 6B2	Warren Struss	
John Minton	ER-7B		
Peter Dold	ER-7A		
Warren Dold			
Terry Stracke	MCW6A		
Mark Stracke	"		
Bill Bishop	RR-3		
Eliza Bishop	RR-3		
Chan Wong	WR-1B -1B		
Carol Weathers	WB7		
Ralph Saenz			
Betty Saenz			
Herman + Julie Maynard	MCE-3		
Thomas Skamner			
Dee Burge			
Tom Sanders (Sanders) CT			

**DRAFT AGENDA**  
**WCROA BOARD OF DIRECTORS MEETING**  
January 25, 2020 @ 9:00 A.M.  
Silver Creek Fire Hall & Community Center, 101 CR 128, Burnet

- Call Meeting to Order/Confirm Board Quorum
- Circulate WCR Member Attendee Sign In Sheet
- Approval of January 25, 2020 Draft Agenda
- WCROA Member Comments

**Items for Action**

- Discuss and approve Draft Minutes of November 16, 2019 WCROA Board of Directors Meeting
- Discuss and appoint 2020 Design Review Board committee members including naming the Chair and Vice Chair
- Discuss and approve the Ballot language necessary to amend the Wolf Creek Ranch Declaration of Covenants, Conditions and Restrictions contingent on legal review-Carol
- DRB Guidelines, review with possible Board action – Lyn
- Board to review and approve reallocation of unused budgeted 2019 funds - Eliza

**Items for Discussion**

- Treasurer's Report – Eliza
- Maintenance Committee Update – Eliza
- Dock Committee Report – Gerald
- Firewise Committee Update- Andy
- Design Review Board Status – Lyn
- Cause No. DC-1808112, William and Jeannie Bigley v. Wolf Creek Ranch Owners Association update
- Update 2020 Board of Directors Election Process - Nelda
- April 18, 2020 Round Up program and food – Carol
- Waste Management – Mark
- 
- Adjourn WCR Board Meeting and convene for Executive Session (As allowed under Chapter 209 of the Texas Property Code) to include Attorney/Client Communications
- Adjourn the Executive Session and reconvene the WCR Board Meeting to Order
  - WCROA Board action on any applicable business discussed in Executive Session
- Adjourn

## **Exhibit A**

### **Guidelines for Timely Completion of Approved Construction Projects**

The Wolf Creek Ranch Owners Association (WCROA) Design Review Board is empowered under the provisions of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Wolf Creek Ranch of Burnet, TX to review plans and monitor construction for any improvements on any property within the Wolf Creek Ranch. This includes but is not limited to approval of plans for residences and other large building projects. While the Declaration is clear that once approved, construction must commence within one calendar year (12 months) from the date of the final approval (10.9), there is no time specified in the Declaration about project completion. 7.18 (Construction Activities) states that "This Declaration shall not be construed so as to unreasonably interfere with or prevent normal construction activities during the construction of improvements . . . provided that such construction is pursued to completion with reasonable diligence and conforms to usual construction practices in the area."

The WCROA Design Review Board will from this time forward define "reasonable diligence to completion" as 18 months from the commencement of construction on any approved project. As a benchmark measure to project completion, the exterior of the approved construction project should be substantially complete no more than nine (9) months from commencement of construction. If a project is not completed in the specified time (18 months), remedies and penalties, some or all, as defined in Article XI, Section 2 will be applied. A request in writing for exception to the 18-month completion deadline may be considered on an individual basis by the DRB and/or the Board. No exception will be greater than an additional 6 months to complete a construction project so that the absolute maximum time to complete an approved improvement project will be 2 years (24 months) of construction. Failure to complete construction in a timely way will be subject to any (or all) of the remedies and penalties defined in Article XI, Section 2.

The Design Review Process will proceed as follows:

1. Application for Improvements will be submitted by the property owner (Owner/Applicant) in accordance with the Design Review Board's most current "Guidelines for Construction of Improvements and Use of Tracts on Wolf Creek Ranch" and applicable Covenants, Conditions and Restrictions (CC&Rs) in Articles VII, VIII, and X.

2. The Design Review Board will review the application, make appropriate site visits, confirm that the application is in compliance with its Guidelines and with the applicable CC&Rs.
3. The Design Review Board will approve the plan as submitted; require modifications or clarifications to the plan to bring it into compliance prior to approval; or deny the application, with reasons, as submitted based on its review.
4. Upon approval, the Applicant/Owner will have one year (12 months) to begin construction on the plan as submitted and approved (10.9).
5. The Owner will have no more than 18 months to complete the approved construction project once construction has commenced. After 18 months, any and all remedies and penalties as outlined in 11.2 shall apply.
6. The Owner/Applicant may request in writing, an extension to the project completion time due to extenuating circumstances. Each request will be taken under review by the Design Review Board which may, but is not required to, extend the construction time up to an additional 6 months. At the end of the extension, if any, remedies and penalties as outlined in 11.2 shall apply.

Upon approval by the WCROA Board of Directors, any approved improvement projects currently under construction will fall under this new guideline and will be required to complete the approved construction project within 18 months to avoid applicable remedies or penalties.

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Approved by the WCROA Board of Directors

January 18, 2020

TO: Wolf Creek Ranch Board of Directors

ATTN: Warren Struss, President

RE: Wolf Creek Ranch CC&R Review Outcomes and Recommendations

BACKGROUND: The Declaration of Covenants, Conditions and Restrictions (CC&Rs) for Wolf Creek Ranch (WCR) were executed on March 16, 2000 and amended and restated on August 16, 2002. The WCROA Board of Directors has requested a subsequent review of CC&R language be performed, per CC&R Article 14.1, for purposes of incorporating new or revised Texas Property Codes and addressing potential needs to support maintenance of the area within WCR as a reasonably pleasant, safe and desirable environment for all persons residing at or lawfully visiting WCR. After much discussion and legal counsel, the CC&R Review Committee makes the following recommendations for CC&R Article amendment, noted below in red.

§§§

**Article 7.18** Construction Activities: This Declaration shall not be construed so as to unreasonably interfere with or prevent normal construction activities during the construction of improvements by an Owner (including Declarant) upon any Tract within the Ranch. Specifically, no such construction activities shall be deemed to constitute a nuisance or a violation of this Declaration by reason of noise, dust, presence of vehicles or construction machinery or similar activities, provided that such construction is pursued to completion with reasonable diligence and conforms to usual construction practices in the area. "Reasonable diligence to completion" is defined as 18 months from the commencement of construction on any approved project. If a project is not completed in the specified time (18 months), remedies and penalties, some or all, as defined in Article XI, Section 2 will be applied. A request in writing for exception to the 18-month completion deadline may be considered on an individual basis by the DRB and/or the Board. No exception will be greater than an additional 6 months to complete a construction project so that the absolute maximum time to complete an approved improvement project will be 2 years (24 months) of construction. Failure to complete construction in a timely way will be subject to any (or all) of the remedies and penalties defined in Article XI, Section 2. In the event that construction upon any Tract does not conform to usual practices in the area as determined by the Design Review Board in its sole good faith judgment, the Association shall have the authority to seek an injunction to stop such construction (all associated costs to be borne by the Owner of the Tract involved). In addition, if during the course of construction upon any Tract there is excessive accumulation of debris of any kind which would render the Tract or any portion thereof unsanitary, unsightly, offensive, or detrimental to it or any other portion of the Property, then the Design Review Board may contract for or cause such debris to be removed, and the Owner of the Tract shall be liable for all expenses incurred in connection therewith.

**Article 8.10** Restriction on Signs: No signs or advertising devices of any nature shall be erected or maintained on any Tract except signs approved by the Design Review Board, signs required by applicable law or legal proceedings, signs showing the Tract 911 address number and/or name of the owners of the Tract (as approved by the Design Review Board), temporary signs to caution or warn of danger, or Association signs necessary or desirable to give directions or advise of rules or regulations.

Political Signs: In accordance with Texas Property Code 202.009, political signage is permitted for supporting a WCR resident's precinct-eligible candidate or ballot item for an election to the extent that:

1. Signage is placed on or after the 90<sup>th</sup> day before the date of the election to which the sign relates or before the 10<sup>th</sup> day after that election date.
2. Signage is ground-mounted.
3. Only one (1) sign for a candidate or ballot item may be displayed.
4. Signage containing roofing materials, siding, paving materials, flora, one or more balloons or lights, or any other similar building, landscaping, or non-standard decorative component is prohibited.
5. Signage may not attach in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object.
6. Signage may not include painting on architectural surfaces.
7. Signage may not threaten the health or safety of any WCR resident, legal guest, grazing livestock, wild animal, or domestic pet (cat or dog or other household pet permitted by the Association).
8. Signage may not be larger than four (4) feet by six (6) feet.
9. Signage may not be in violation of State or Federal law or local statutes.
10. Signage may not contain language, graphics, or any display that would be offensive to the ordinary person.
11. Signage may not be accompanied by music or any other sounds or by streamers or be otherwise distracting to motorists.

The Association reserves the right to remove a sign displayed in violation of any one or more of the signage limitations identified in this covenant Article.

Construction Signs: Temporary construction signage will be limited to one (1) sign per home site. The sign shall not exceed six (6) square feet of total area, and shall be located within ten (10) feet of the construction site entrance. All construction signs must be reviewed and approved by the WCROA Design Review Board prior to installation. Layout for the sign must be submitted to the WCROA Design Review Board. Alternatively, the Design Review Board may require the contractor to construct a standardized construction sign. Construction signs shall be ground mounted and no more than two (2) feet above grade at bottom of sign.

**Article 14.10** Venue and Jurisdiction: Venue and jurisdiction for any dispute, controversy, or other claim related to or arising from the Declaration or in any way concerning the Property and/or the Ranch shall exclusively lie in state district court with exclusive venue being in **Dallas Burnet** County, Texas. Notwithstanding the foregoing, venue and jurisdiction for any dispute, controversy, or other claim related to or against the Declarant or **Wolf Creek Ranch Owners Association** shall exclusively lie in state district court with exclusive venue being in **Dallas Burnet** County, Texas.

#### **Articles 13.1, 13.2, 14.1 and 14.2**

BACKGROUND: Texas Property Code 209.0041 stipulates that, "... a declaration may be amended only by a vote of 67 percent of the total votes allocated to property owners entitled to vote on the amendment of the declaration, in addition to any governmental approval required by law." Therefore, in order to be consistent with the Texas Property Code cap, the Committee recommends that Articles 13.1, 13.2, 14.1 and 14.2 each be amended to reflect requirement for agreement of sixty-seven (67%) of total votes of the Members of the Association in order for the Association to take specified action(s), replacing the current requirement of seventy-five percent (75%), as follows:

13.1 Casualty:

(a) In the event of damage or destruction to any part of the Commons due to fire or other adversity or disaster, any insurance proceeds shall be collected by and paid to the Association and such insurance proceeds, if sufficient to reconstruct or repair the damage, shall be applied by the Association to such reconstruction and repair. If the insurance proceeds with respect to such damage or destruction are insufficient to repair and reconstruct the damaged or destroyed Commons, as applicable, or if there are no insurance proceeds, the Board of Directors shall levy a special assessment pursuant to the Association Documents in the aggregate amount of such deficiency and shall proceed to make such repairs or reconstruction. Notwithstanding the foregoing, the Association shall have no obligation to repair or reconstruct the damaged or destroyed Commons; if such repair or reconstruction would be illegal under any state or local statute or ordinance governing health or safety, or if within sixty (60) days after such damage or destruction **sixty-seven percent (67%)** of the votes of the Members of the Association are cast to not rebuild. Notwithstanding the foregoing, in the case of the restoration and repair of the roadways within the Ranch and the entryway gates and related entryway facilities shall require the votes of **sixty-seven percent (67%)** of the votes of the Members of the Association not to restore or rebuild. The special assessment provided for herein shall be a debt of each Owner and a lien on its Tract, and may be enforced and collected in the same manner as any assessment lien provided for in the Association Documents. If **sixty-seven percent (67%)** of the votes of the Members of the Association elect not to rebuild any damage or destruction to the Commons in accordance with the terms and provisions set forth above, the Association shall demolish any destroyed or damaged improvements, remove all debris and rubble caused by such demolition and return the damaged or destroyed area to a sightly condition and shall have the right to levy against and collect from the Owners a special assessment for this limited purpose, if necessary.

13.2 Condemnation:

(a) In the event the Commons, or any portion thereof, shall be taken for any public or quasi-public use, under any statute, by right of eminent domain or by purchase in lieu thereof (herein, a "taking"), each Owner will be entitled to notice thereof, but the Association will act as attorney-in-fact for all Owners in the proceedings incident to the taking unless otherwise prohibited by law. The award for such taking will be payable to the Association as trustee for all of the Owners to be disbursed as follows:

(i) If the taking involves a portion of the Commons on which improvements have been constructed, then, unless restoration or replacement of such improvements would be illegal under any state or local statute or ordinance governing health or safety or unless within sixty (60) days after such taking **sixty-seven percent (67%)** of the votes of the Members of the Association elect not to restore or replace such improvements, or, in the case of the roadways within the Ranch and the entryway gates and related entryway facilities, **sixty-seven percent (67%)** of the votes of the Members of the Association elect not to restore or replace such improvements, the Association will restore or replace such improvements so taken on the remaining land included in the Commons to the extent lands are available therefor, in accordance with plans approved by the Board of Directors, the Design Review Board, and any other governmental or quasi-governmental entity having jurisdiction over the Property. If such improvements are to be restored or replaced, and the award for the taking is insufficient to restore or replace such improvements the Board of Directors shall levy a special assessment in the aggregate amount of such deficiency and shall proceed to restore or replace such improvements.

14.1 Duration of Declaration: The covenants, conditions, restrictions, reservations, easements, assessments, charges and liens as set forth in this Declaration shall run with and bind the Ranch for a period of



twenty (20) years from the date of recordation of this Declaration, after which they shall be automatically extended for successive ten-year periods, unless at least one year prior to the expiration of any such ten-year period of extended duration, this Declaration is terminated by a recorded termination agreement that has been authorized and executed by at least **sixty-seven percent (67%)** of the votes of the Members of the Association.

14.2 Amendment: Except as otherwise expressly provided in this Declaration, any provision contained in this Declaration, may be amended or repealed only by the affirmative vote, consent or agreement of at least **sixty-seven percent (67%)** of the votes of the Members of the Association. Any amendment that would reduce or limit the requirement that the Association provide for the care, operation, maintenance, repair and replacement of the roadways within the Ranch and the entryway gates and related entryway facilities to the extent required by Section 3.1(a) of this Declaration, may be amended or repealed only by the affirmative vote, consent or agreement of at least **sixty-seven percent (67%)** of the votes of the Members of the Association. Any such amendment or repeal shall be evidenced by a written instrument or instruments specifying the amendment or the repeal, executed by the Declarant (during the Declarant Control Period) and the Association, and recorded in the Office of the County Clerk and Recorder of Burnet County, Texas.

§§§

The Committee appreciates time given by the Board to review the CC&Rs thoroughly, and to solicit input from WCR Property Owners regarding these important change recommendations for our community. We feel that due diligence has been carried out with surveying similar Burnet County community By-Laws and Covenants, obtaining legal advice, and much discussion had amongst ourselves and with concerned Wolf Creek Ranch Property Owners.

WCR Covenant Committee

Carol Weathers, Warren Dold, Cindy Taniguchi, John Manton III and Nelda Duff

**Wolf Creek Ranch Owners' Association**  
**Statement of Assets, Liabilities, and Equity**  
**Income Tax Basis**  
**As of December 31, 2019**

*Assets*

***Current Assets***

Cash-Wells Fargo #3191	\$	7,990.23
BBVA Compass Checking - 7578		94.00
BBVA Compass Money Market - 7748		66,742.27
BBVA Compass - 4757		65,482.67
Annual Dues Receivable		6,155.38

<b><i>Total Current Assets</i></b>		<u>146,464.55</u>
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***Property and Equipment***

Equipment & Fixtures	\$	2,850.00
Gate Remote Clickers		225.36
Less Accumulated Depreciation		<u>(2,850.00)</u>

<b><i>Total Property, Equipment, and Fixtures (See Notes 2 &amp; 3)</i></b>		<u>225.36</u>
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<b><i>Total Assets</i></b>	<b>\$</b>	<u><u>146,689.91</u></u>
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***Liabilities and Equity***

***Current Liabilities***

Employment Taxes Payable	\$	579.90
FUTA Payable		42.00
Deferred Revenue		<u>4,800.00</u>

<b><i>Total Current Liabilities</i></b>		<u>5,421.90</u>
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***Equity***

Capital Maintenance-Road Resurfacing Reserve Fund	\$	64,804.00
Operations-Sustainability Fund		50,000.00
Retained Earnings-Operating Fund		<u>26,464.01</u>

<b><i>Total Equity</i></b>		<u>141,268.01</u>
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<b><i>Total Liabilities and Equity</i></b>	<b>\$</b>	<u><u>146,689.91</u></u>
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**Wolf Creek Ranch Owners' Association**  
**Actual to Budget Variance Report**  
**Income Tax Basis**  
**For the Twelve Months Ended December 31, 2019**

	<u>December 31, 2019</u>	<u>Annual Budget</u>	<u>Variance</u>	<u>Percentage of Budget Line Item</u>
<b>Revenue</b>				
Annual Dues Assessments	\$ 163,200.00	\$ 163,200.00	\$ 0.00	100.00
Dues Interest & Late Fees	2,656.00	0.00	2,656.00	-
Grass Lease	4,200.00	4,200.00	0.00	100.00
Dividend Income	445.52	0.00	445.52	-
Interest Income	3,095.90	0.00	3,095.90	-
Road Resurfacing Reserve Revenue	0.00	26,830.00	(26,830.00)	-
<b>Total Revenue</b>	<b>\$ 173,597.42</b>	<b>\$ 194,230.00</b>	<b>\$ (20,632.58)</b>	<b>89.38</b>
<b>Operating Expenses</b>				
Wages	\$ 28,350.71	\$ 28,080.00	\$ 270.71	100.96
Payroll Tax Expense	2,168.82	2,170.00	(1.18)	99.95
Futa Expense	42.00	103.00	(61.00)	40.78
Suta Expense	32.41	71.00	(38.59)	45.65
Mileage Reimbursement	983.34	1,900.00	(916.66)	51.75
Contract Labor	7,324.25	7,708.00	(383.75)	95.02
Computer & Internet Expense	839.43	750.00	89.43	111.92
Insurance Expense	23,711.00	23,700.00	11.00	100.05
Firewise Expense	1,775.39	2,500.00	(724.61)	71.02
Office Expense	435.96	925.00	(489.04)	47.13
Bank Charges	24.00	50.00	(26.00)	48.00
Postage & Delivery	269.07	300.00	(30.93)	89.69
Memberships, Subscriptions & Misc.	0.00	200.00	(200.00)	-
Legal & Consulting	2,233.26	6,000.00	(3,766.74)	37.22
Accounting Fees	4,745.00	4,275.00	470.00	110.99
Events/Annual Board Meeting	341.70	500.00	(158.30)	68.34
Repairs & Maintenance-Gates	523.74	600.00	(76.26)	87.29
Repairs & Maintenance-Dock	250.00	3,928.00	(3,678.00)	6.36
Repairs & Maintenance-Fences	300.00	300.00	0.00	100.00
Repairs & Maintenance-Roads	14,314.06	16,130.00	(1,815.94)	88.74
Tools, Equipment & Supplies	300.00	400.00	(100.00)	75.00
Repairs & Maintenance-Facilities & Grounds	1,860.84	1,000.00	860.84	186.08
Telephone - Office	2,213.25	2,000.00	213.25	110.66
Telephone - Gates	2,256.79	2,100.00	156.79	107.47
Utilities	4,803.94	5,200.00	(396.06)	92.38
Website	730.95	750.00	(19.05)	97.46
Trash Pick-Up	5,285.37	4,650.00	635.37	113.66
Groundskeeping	23,065.87	24,000.00	(934.13)	96.11
Wildlife Management	504.00	893.00	(389.00)	56.44
Property Taxes	2,516.94	2,557.00	(40.06)	98.43
Licenses and Permits - Dock	75.00	100.00	(25.00)	75.00
Lease-Boat Dock	759.93	770.00	(10.07)	98.69

See Accountants' Compilation Report

**Wolf Creek Ranch Owners' Association**

**Actual to Budget Variance Report**

**Income Tax Basis**

**For the Twelve Months Ended December 31, 2019**

Federal Income Tax Expense	0.00	120.00	(120.00)	-
Fence Section Replacement	10,000.00	10,000.00	0.00	100.00
Cactus Abatement/Land Mgmt.	0.00	4,200.00	(4,200.00)	-
Hog Abatement	0.00	300.00	(300.00)	-
<b>Total Operating Expenses</b>	<b>\$ 143,037.02</b>	<b>\$ 159,230.00</b>	<b>\$ (16,192.98)</b>	<b>89.83</b>
<b>Other Expenses</b>				
Road Resurfacing Reserve	\$ 0.00	\$ 35,000.00	\$ (35,000.00)	-
<b>Total Other Expenses</b>	<b>\$ 0.00</b>	<b>\$ 35,000.00</b>	<b>\$ (35,000.00)</b>	<b>0.00</b>
<b>Total Expenses</b>	<b>\$ 143,037.02</b>	<b>\$ 194,230.00</b>	<b>\$ (51,192.98)</b>	<b>73.64</b>

See Accountants' Compilation Report

Wolf Creek Ranch Owners Association  
Treasurer's report  
Thru December 31, 2019  
For the January 25, 2020 Board Meeting

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As of December 31, 2019, the WCROA is financially within budget. We will discuss areas of over/under expenditures in detail below.

**Current Assets – 12/31/19**

• Checking Account – Wells Fargo #3191	\$ 7,990.23
• Checking Account – BBVA Compass - 7578	\$ 94.00
• BBVA Money Market - 7748	\$ 66,742.27
• BBVA Compass – 4757	\$ 65,482.67
• Annual Dues Receivables	<u>\$ 6,155.38</u>
Total Current Assets	\$ 146,464.55

**Explanation of Fund Balances**

Capital Maintenance - Road Resurfacing Reserve Fund	\$ 64,804.00
Operations – Sustainability Fund (Rainey Day Fund)	\$ 50,000.00
Retained Earnings:	
Cash	\$ 20,705.17
Annual Dues Receivables	\$ 6,155.38
Pre-paid 2020 Dues	<u>\$ 4,800.00</u>
	\$ 146,464.55

**Summary of Expenses 12/31/19**

Expenses over/under budget over \$300 will be explained below.

<u>Under Budget</u>	<u>Over budget</u>	<u>Line Item - Explanation</u>
\$916.66		Mileage – Nelda did not drive as many miles as in previous years.
\$383.75		CL – Martin Jackson had fewer hours as budgeted
\$724.61		Firewise – Unused funds
\$489.04		Office Expense – Office had enough supplies for 2019
\$3,766.74		Legal & Consulting – Unused funds
	\$470	Accounting Fees – Not enough funds budgeted
\$3,678		Dock (Repairs & Maintenance) – Approved work not completed/Unused funds
\$1,815.94		Roads (Repairs & Maintenance) – Approved work not started in 2019 (Completed 1/5/20)
	\$860.84	Facilities & Grounds (Repairs & Maintenance) – All work needed was addressed
\$396.06		Utilities – Over budgeted from past history
	\$ 635.37	Trash Pick-up – Charged extra for non-household trash and fees went up.
\$934.13		Groundskeeping – Eliza Bishop worked with all crews as a project manager (30 days plus) and was a worker with all Maintenance Plan crews. She provided a truck and Trailer to haul debris. Eliza opened the culvert at Adams Creek 2x, walked the roadsides to remove rock, Cactus, and sprayed brush control (Approx. \$5,000). Cindy Tanaguchi/Helen Piechowski / Eliza Bishop sprayed the roads edges with weed control (\$500). Mark Stracke / Warren Struss used their tractors to prepare and work the burn piles. Tommy Skinner oversaw all the burning of debris (Additional savings)
\$389		Wildlife management – Unused funds
\$4,200		Cactus Abatement/Land Management – The spring winds/rain and the summer/fall drought did not allow appropriate conditions for additional spraying. Working with the rancher for best method.
\$300		Hog Abatement – Unused funds

7-25-20  
2019 Dues Collection Status as of 12/31/19

68 Tract owners

- o 67 Owners paid in full
- o ~~29~~ Owner were on the payment Plan.
- o ~~20~~ Owner behind 1 payment.
- o 1 Owner behind on 1 1/2 year payments, interest and service charge. A payment plan including past payments and all fees has been created by the owner. This plan started in November 2018 and was not honored.

Wolf Creek Ranch Owners Association

2020 Approved Budget with Dues Increase of \$300 (12.5%)

with line item adjustments after 12/31/19

	Per 68 Tracts for \$2,700		Tract Portion
	Annual Budget		
<b>Revenue</b>			
Annual Dues and Assessments	183,600.00		
Payment Plan / Handling Fees and Late Fees	864.00		
Grass Lease	4,200.00		
Dividend Income	0.00		
Interest Income from Investments (MM, CD)	1,230.00		
<b>Total Income</b>	<b>189,894.00</b>	<b>1.42%</b>	<b>\$2,793.00</b>
<b>Expenses</b>			
Wages	28,350.00 <i>includes (+270)</i>		
Payroll Tax Expense	2,170.00	1.14%	31.84
Futa Expense	103.00	0.05%	1.4
Suta Expense	71.00	0.04%	1.12
Health Care	500.00	0.26%	7.26
Mileage Reimbursement	998.00 <i>(-270)</i>		
Contract Labor	7,708.00	4.06%	113.4
Computer and Internet Expense	750.00	0.40%	11.17
Insurance Expense	23,700.00	12.48%	348.57
Firewise Expense	2,500.00	1.32%	36.87
Office Expense	925.00	0.49%	13.68
Bank Charges	50.00	0.03%	0.84
Postage and Delivery	300.00	0.16%	4.47
Memberships, Subscriptions, & Misc.	200.00	0.11%	3.07
Legal & Surveying Services	6,000.00	3.16%	88.26
Accounting Fees	4,745.00 <i>(+470)</i>		
Events/Annual Board Meetings	500.00	0.26%	7.26
Repairs & maintenance - Gates	600.00	0.31%	8.66
Repairs & maintenance - Dock	3,928.00	2.06%	57.53
Repairs & maintenance - Fences	300.00	0.16%	4.47
Fence Section Replacement	10,000.00	5.27%	147.19
Repairs & maintenance - Roads	4,000.00	2.11%	58.93
Repairs & maintenance - Facilities/Grounds	2,000.00	1.05%	29.32
Tools, Equipment and Supplies	0.00 <i>(-400)</i>		



Wolf Creek Ranch Owners Association

2020 Approved Budget with Dues Increase of \$300 (12.5%)

with line item adjustments after 12/31/19

Telephone - Office	2,232.00	<i>includes</i> (+232)	29.32
Telephone - Gates	2,280.00	(+180)	30.72
Utilities	5,200.00	2.74%	76.53
Website	500.00	0.25%	6.98
Trash Pick-up	5,400.00	(+500)	
Groundskeeping	18,500.00	(-500)	
Wildlife Management	893.00	0.47%	13.13
Property Taxes	2,557.00	1.35%	37.71
Licences and Permits - Dock	100.00	0.05%	1.4
Lease - Boat Dock	770.00	0.41%	11.45
Federal Income Tax Expense	120.00	0.06%	1.68
Cactus Abatement	4,000.00	(-200)	
Hog Abatement	150.00	(-150)	
Unforeseen Contingency	6,794.00	3.58%	99.99
<b>Total Operating Expenses</b>	<b>149,894.00</b>		
Road Resurfacing Reserve - Transfer to Savings	40,000.00	21.07%	\$588.49
<b>Total Expenses</b>	<b>189,894.00</b>	<b>64.90%</b>	<b>\$1,872.71</b>
<b>Net Income/Loss</b>	<b>0.00</b>		

*Maintenance  
Committee*

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Wolf Creek Ranch Owners Association

Completed projects for 2019

The following list of projects were completed along with the routine mowing within the 2019 budget of \$24,500. The Budget for 2020 will be reduced to \$19,000. (Note: 2015-2017 budget was \$28,800 - \$34,500).

All work listed below was performed in the Common areas and roadways.

A special thanks to the following Committee Members and volunteers:

Eliza Bishop

Nelda Duff

Martin Jackson

Tommy Jones

Pete Mefford

Andy Piechowski

Tommy Skinner

Mark Stracke

Warren Struss

Kim Tanaghuichi

All other volunteers

**2019 Routine Maintenance**

**\$3,380**

Mowing – Maintenance Crew

Main Gate / Flower Beds

Office Area

Main Field

Roadsides  
 Dock Area  
 Pavilion  
 Mowing – Tommy/ Martin  
 Uncle Chestnuts Grave  
 Middle Gate  
 East Gate  
 Gate to Dumpster

**2019 Maintenance Projects**

- Clean cactus and raise the canopy at the base of White Bluff Trail (1/16/19)
- Clean out leaves debris out of Adams Creek at entrance to culvert (1/17/19)
- Adams Creek – Clean debris at the fence/ culvert area at FM 2341 (2/7/19)
- Roadsides – Walk to remove rock / cactus and spray brush (2/7/19)
- Clean brush in commons across from of the Barrons (2/7/19)
- Remove additional dead / cut brush along White Bluff Trail (2/7/19)
- Remove dead Cedars on East side of Morgan Creek in Commons (2/15, 2/16/19)
- Clean Mistletoe out of trees in field at main gate (2/16/19)
- White Bluff Trail - Remove cedars under Oak Trees along the road in Commons across from WB-3 and WB-4 (3/8/19)
- Fill in ditch in front of AC-4A to remove standing water (Spring 2019)
- Clean roadsides from the Pavilion to the creek and move debris to the burn pile (4/13/19)
- Cut and remove downed tree in the road in the tunnel (4/18, 4/19/19)
- Put up reflectors in curves, by culverts (5/4, 5/9, 5/11, 5/26, 5/13, 6/15/19)
- Spray road edge, around office, gates etc. with herbicides (6/7, 6/8, 6/13, 6/15, 6/21, 6/12/19)
- Trees overhanging Roads - Oak Trees at mailbox & area (7/3/19)
  - Trees @ bottom of White Bluff Road (7/19/19)
- Pasture at the Main gate – Clean Ball Moss out of the Oak trees (7/20/19)
- Determine responsibilities of WCR for Morgan Cove Road (8/15/19)
- Determine responsibilities of WCR for Davis Way Road (8/15/19)
- Clean tree out of Panther Draw (7/12/19)
- Removed reflector by water tank by MCW-5 for fire wise (7/12/19)
- Trim trees back along drive in the tunnel and haul brush to the burn pile (7/20/19)
- Remove Cactus in the tunnel (7/20/19)
- Cut brush from under 2 Oak Trees in Commons in front of RR-4 (8/3/19)
- Repair road base by middle gate by private drive (8/3/19)
- Take pictures & report unauthorized spraying of roadsides (8/4/19)
- Trim trees @ Pavilion Creek crossing (7/19/19)

- Clean out Mesquite @ Corral (7/19/19)
- Chestnut Trail – Cut/spray brush on roadsides (7/19/19)
- Adams Creek – Clean debris at the fence/culvert area at RR2341 (7/12/19)
- Roadsides – Continue to walk to Remove cactus/rock and spray brush (9/20/19)
- Oaks in commons – Cut brush underneath and take to burn pile (8/3/19)
- Remove 2 fallen trees(1 on road) at the Hampton House (7/12/19)
- Cut brush on roadsides in tunnel (7/20/19)
- Repair tear in road by middle gate (cold patch) (8/3/19)
- Repair pot hole in road across from RR-4 (cold patch) (10/19)
- Pick up limb across from Snyder (7/12/19)
- Fill in hole with granite gravel / concrete under wall @ Main Gate entrance (8/15/19)
- Clean out the culverts on the downside of the low water crossing @ Hampton House (9/20/19)
- Cut brush under Oak Tree in curve on ER-3C (8/31/19)
- Repair sprinkler System (Aug)
- Cut small Sycamores in creek at Hampton House (9/20/19)
- Remove brush from sides of roads(including from fence work) (9/20/19)
- Water stressed tree in field at the Main Gate (Aug, Sept)
- Cut/ remove downed tree on White bluff trail (11/16/19)
- Raise canopy of Oak Trees above Arena and round pen (11/15/19)
- Walk road- cut brush from office to meadow (11/15/19)
- Cut brush on road from the pass to the Pavilion (11/15/19)
- Clean Commons at Pavilion area – shred remove/Spray brush (11/17/19)
- Clean out Cedars in Commons across from MCW – 4 (11/16/19)
- Pick up remaining brush from the fence work (11/16/19)
- Finish cleaning blind curve at ER-3C (11/17/19)
- Mulch front flower beds (11/17/19)
- Start Cleaning Commons on White Bluff Trail Across from WB 9 (11/17/19)
- Order and install 1 sign/reflector tape for low hanging limb at office(12/ 3 /19)
- Pasture at the Main gate – Clean ball moss out of Oak trees (12/6/19)
- Reclaim White Bluff curve under Oak Trees (12/6-7/19)
- Put in permanent posts for hot wire at Main gate (12/6-7/19)
- Create a Land management Plan with Kelly Tarla (Co, Ext. agent (12/6/19)
- Fill in asphalt hole at mailbox area (12/6/19)
- Walk roadside from bottom of White Bluff Trail Road to the top (12/13/19)
- Cut brush under Oak Tree at ER-3C in Curve (12/14/19)
- Remove old sycamore / clean Oak tree at Hampton House area (12/14/19)
- Walk roadside along AC-3 to remove rock and cactus (12/14/19)
- Cut brush in pasture next to the main field in front of WB Trail Rd (12/21/19)

- Cut and stack cedars/ cut up downed Cedar Elm/raise Oak tree limbs at the pasture at top of WB Road in the curve (12/22/19)
- Remove debris / take to burn pile from WB project (12/26/19)
- Remove cactus on commons across from MCW-4 to get to sitting area (12/26/19)
- Haul remaining brush from WB and the field next to the Main Field to the burn Pile (12/31/19)
- Opened clogged culvert at Adams Creek (12/31/19)

## Wolf Creek Ranch Owners Association

### Roadside Work Completed 2019

- Hampton House – 2 Low water crossings / Shore up the backside/downside
  - Office - Low water crossing / Shore up the backside/downside
  - RR 4 – Repair Pot hole on Wolf Creek Ranch Road 184.06
- } 14,130

### Roadside Work Completed 2020

- AC 4 – Rip Rap along road side
  - Adams Creek - Rip Rap - Both sides of road/Both sides of the creek
  - Office – Rip Rap road edge towards creek /move swale away from road
- } 2,800  
115120

### Potential Roadside Work 2020

- Panther Draw – Shore up ground on the front side of culverts
- Area between WB 6 and WB 5 – Culvert – Shore up backside/downside
- RR 1 - Pot hole on Wolf Creek Ranch Road

## Wolf Creek Ranch Road Reserve Plan

### Road Reserve Plan for 9 years Starting 2017

<u>Year</u>	<u>Income</u>	<u>Expenses</u>	<u>Balance</u>	<u>Explanation</u> (Expenses & Proposed Expenses)
2017	\$25,000	\$0	\$25,000	
2018	25,000	(2018 Road Work) 20,366	29,634	(Pot holes, East Gate Rd, Shoulder)
2019	35,000		64,634	
2019	27,000		91,634	Funds Carried over from 2018
2019		(Reallocate funds) 14,700	76,934	D&O Insurance increase
2019		(2019 Road Work) 12,130	64,804 ✓	3 Low Water Crossings 2 at Hampton House/1 at Office
2020	40,000		104,804	
2021	40,000		144,804	
2022	40,000		184,804	
2023	40,000	(2015 Work) 67,125	157,679	Hampton House to Legacy Road to the Pavilion/Pass
2024	40,000	(2016 Work) 91,850	105,829	White Bluff (WB 1) to The Middle Gate
2025	40,000	(2017 Work) 97,920	47,909	Hampton to Middle gate
2026	40,000	(2018 Work) 14,904	73,005	East Gate Road

There are 4 areas of the WCR that have not been resurfaced since 2000. These areas are:

1. Main Gate entrance
2. Main Gate to Office including both sides of trees and to the dumpsters
3. Middle Gate entrance
4. East Gate entrance

Wolf Creek Ranch Owners Association

Working Maintenance List for 2020

1/25/20

- mow pasture along main field (Bottom of WB Road) 1/18/20
- mow pasture at Morgan Creek 1/18/20
- Cut cedars/brush in commons along FM 2341 in front of RR1/RR2 1/3, 1/4/20 1/1, 1/1
- Mulch stacked cedars in pasture on top WB in curve 1/7/20
- Remove cedars in commons along FM2341 in front of RR4 1/19/20
- Clean pasture along main field (bottom of WBT road) 1/19/20
- Replace gutter on roof at the mailbox
- Remove barb wire in commons by the office
- Cut and remove cedars in Oak Tree Grove in front of WB-5/WB-6
- Discuss WB Trail to the point of WB (White Bluff Park)
- Cut and Remove dead cedars raise canopy of large cedars along WB road
- Cut and remove brush in pasture by the barn
- Cut and remove brush in small open areas in commons in front of AC4
- Cut and remove brush in commons along FM2341 in front of RR1/RR2/RR3
- Cut and remove cedars/brush at the road to the Pass
- Cut and remove Cedars along road down the hill from Halleluia Hill
- Purchase battery powered blower
- Repair road base in front of kiosk at middle gate
- Put rock in ditch at low water crossing by office
- Signage repainted



Weld metal plate under cattle guard at middle gate

Put T-post along fence in pasture at the curve at top of WB

Raise canopy of Oaks over hanging roads - MCW-5, WR-2

Trim Oaks touching the roof of the Pavilion

Mulch flower beds at the Main Gate

Clean Trash at Tommy's workshop

Remove debris in trees at Morgan Creek in front of MCE-3

Walk the roads and cut and spray brush WR-1A1 to WR-2

Continue to install / adjust / replace reflectors along roads

Create cactus flower bed at middle gate  
Cover w/dirt / add cactus on white rock  
by road to the Pass

Wolf Creek Ranch Owners Association

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January 25, 2020

Request for Re-allocation of 2019 Carry Over Funds

Amount of 2019 Carry Over Funds:	\$20,705.17	$- 621.90 =$ $20,083.27$
Re-allocation of Funds: Dock (\$6,000 Approved)	\$ 2,072.00	
Grounds keeping	<del>\$10,000.00</del>	<del>9400</del> 9378.10
Cactus	\$4,200.00	
Firewise	\$724.61	
Roads Reserve Fund	<u>\$3,500.00</u>	
	20,496.00	

**DRB Construction Status List**

Owner	Tract	DRB Point	App Date	Issues	Conform	Variance	Contractor	Approval	Start	Completion	Status
Lester	RR-1	Lyn	2/14/2019				Agreement	6/2/2019	7/5/2019		Exterior has plywood and roof decking
Dixon	HR-3A	Lea/Helen	4/22/2019				Agreement	5/19/2019	5/25/2019		Exterior paint, Interior ready for sheetrock metal roof installed on all structures
McLeland	WB-8	Nelda/Lyn		Const. Time				12/13/2012			Concrete footings have been poured for house
<b>DRB Improvements Status List</b>											
Owner	Tract	DRB Point	App Date	Project			Contractor	Approval	Start	Anticipated Completion	Status
Plechowaki	ER-13B	Lee	9/9/2019	Add carport structure to existing shed			Homeowner	10/4/2019	10/1/2019	6/1/2020	
Taniguchi	MCW-7B	Helen	10/15/2019	Add decorative windmill to well area			Homeowner	10/26/2019	11/1/2019	12/1/2019	Windmill structure complete; waiting to install
Taniguchi	MCW-7B	Lyn	10/22/2019	Add rock address at drive			Homeowner	10/26/2019	10/30/2019	11/15/2019	Completed
Bishop	WCR Office	Lee	10/25/2019	Add cautionary low clearance signs at office			Mark Stracke	10/26/2019	11/1/2019	11/30/2019	Completed
Meyers	ER-2B	Lyn	11/7/2019	Enclose well and pump inside a well house			TBA	11/9/2019	11/1/2019	12/31/2019	
Comegys	WB-5B	Lee	1/15/2020	Add additional driveway for turning			Hill Country Pavin	1/17/2020	1/17/2020	1/31/2020	
Guinn	WB-9B	Lyn	1/17/2020	Add rock address markers			Homeowner	1/22/2020	1/22/2020	1/31/2020	
<b>DRB Debris Pile Variance Status List</b>											
Owner	Tract	DRB Point	App Date	Project				Approval	Start	Anticipated Completion	Status
Bishop	RR-3	Lyn	10/28/2018	Wildlife habitat				11/25/2018	Immediate	Ongoing	
Bishop	RR-3	Lyn	10/28/2018	Wildlife habitat				11/25/2018	Immediate	Ongoing	
Lund	RR-2	Lyn	10/22/2019	Clearing of brush, cactus to promote grass growth				10/26/2019	Immediate	1/31/2020	
Mize	WB-9	Lyn	4/1/2019	Clearing of brush, cedar on bluff				4/8/2019	Immediate	11/30/2019	Completed

## Wolf Creek Ranch

January 20, 2020

Common Areas at Wolf Creek Ranch total 119 acres. Any grass restoration would be great for this area. The commons area of the ranch is currently in an Agriculture Valuation for tax purposes and should be supported as such. Grass is a necessity for cattle to graze and maintain their body condition and provide nutritional needs for pregnancy and lactation.

Woody brush species, such as, but not limited to: cedar, white brush (Bee Brush), immature mesquites and Persimmon compete directly with grass production. These species can be invasive and can take over shallow rocky soils like the soils found on Wolf Creek Ranch. While these species can be beneficial for wildlife, they still need to remain in a balance that is beneficial to the overall health of the property and keep in mind that they are directly competing with the existing Ag Valuation for tax purposes. If left untreated, these species will eventually take over parts the property.

Hardwood species include Oak Trees of all kinds, Mature Mesquite Trees, Cedar Elms and various standing trees that are not shrubs.

**A little history of the hill country:** Before European settlement, wildfire was common in the hill country. It is estimated that a wildfire would come through the area every 5-15 years and as even as little as every 3-5 years in some locations. These fires were usually started by lightning strikes. This natural occurrence kept woody brush species in check and prevented them from taking over a certain area. Mature hardwood trees generally would survive these fires. That is why we see several older oak trees. Also, before European settlement, Buffalo or Bison migrated through this area. The grazing was usually very intense for a short period of time and then the herd moved on. This type of grazing kept small brush species in check. As humans started to inhabit this area, fire was suppressed for human safety purposes and the herds of Bison was greatly reduced. Today, humans have tools that mimic what nature did before European settlement. Mechanical and Chemical and Biological control can help us keep the grasses growing and can keep the brush species in check.

There has been some clearing of the property. That seems to be going very well. Hopefully we will continue to get rain through the winter and spring and see some grass restoration. I would recommend to keep clearing. I would not remove any mature oaks, mature mesquite trees, cedar elm trees, or any other mature hardwood trees.

The White Bluff Trail Area – I would recommend clearing as much brush species as possible. There would be some white brush left behind for native and non-native bee species and to also create a barrier between the road and some trail area. I noticed some fence line clearing that

looked good. The pasture to the west of the barn, I believe is called the Old Pasture, I would recommend clearing brush species and leave the creek area alone. The creek area looks to be in pretty good shape.

Removing these brush species, will not only create air flow for other plant species, but will remove the shade and allow sunlight and water to get to the soil and germinate grass seeds. The root systems of the brush species would be greatly reduced allowing the establishing grass roots to get water and nutrients they need to establishment and maintenance.

Mechanical removal of brush is the fastest way to remove those species. Chemicals can be used to control regrowth. Then an IPT (Individual Plant Treatment) of Hexazinone (Velpar L) can be applied at a very low rate for regrowth in the future. Some of the brush species such as mesquite and cedar can be treated for regrowth with triclopyr ester (Remedy Ultra). Treatment of the small plants will reduce chemical cost and usage. It is better to treat smaller plants because the percentage of control is better. Before using any chemical, please read and follow all directions on the label. Please be mindful of grazing restrictions, currently there are no grazing restrictions with the above listed chemical, but with new technologies and studies that could change. THE LABEL IS THE LAW!

Annual/Common Broomweed seemed to be in abundance around the commons area as well. Common broomweed is a prolific seed producer. It can readily germinate and grow into thick stands that completely shade the ground and outcompete grasses and other desirable plants for soil moisture and nutrients. I would recommend to spray and treat for broomweed. For best results, apply during early through late spring (late March through May) when common broomweed plants are actively growing but less than 6 inches tall. Controlling common broomweed is not a one-time job—you may need to treat again when winter moisture sets the stage for a “broomweed year.” There are several herbicides that can be used to treat broomweed.

Herbicide	Herbicide/Acre	
	Early (<6 inch tall)	Late (>6 inch tall)
2,4-D	1 pint	2 pints
Weedmaster™ or Range Star™	1 pint	2 pints
Grazon P+D™	1 pint	3 pints
Cimarron™, Ally™ or Escort™	0.1 ounce	no late rate

Important: Add ¼% to ½% surfactant to the spray tank when using any of the above treatments.

## Keep these points in mind when using herbicides:

- Follow the directions on the herbicide label, the label is the law
- The cost of treatment with this method remains constant regardless of number of broomweed plants per acre.
- Spray with a minimum total spray volume of 10 gallons per acre.
- Avoid herbicide “drift” onto sensitive or nontarget areas.
- Do not spray when winds are over 10 mph.

Some point of reference websites for herbicide control for the brush species and broomweed are below:

<https://agrillifeextension.tamu.edu/library/ranching/weed-busters-how-to-control-common-annual-broomweed/>

<http://forages.tamu.edu/PDF/ERM-1466.pdf>

<https://texnat.tamu.edu/about/brush-busters/cedar/>

<https://texnat.tamu.edu/about/brush-busters/mesquite/>

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

February 13, 2020

**Board Member Attendees**

Warren Struss	Carol Weathers
Cindy Taniguchi	Lynn Mefford
Eliza Bishop	Tommy Skinner

**Item for Action**

Approval of 2020-2022 WCR Grazing Lease with David Russell.

On February 12, 2020 at 6:15pm Warren Struss motioned via email to Board Members that the WCROA Board of Directors renew the Wolf Creek Ranch Grazing Lease with David Russell for years 2020-2022 at an annual rent of \$4,000/year for three years with the same number of grazing animals (28 mother cows and 2 bulls).

The motion was seconded by Carol Weathers on February 13, 2020 at 9:19am and was subsequently approved unanimously by the Board on February 13, 2020 at 11:128am.

The electronic meeting was adjourned on February 13, 2020 at 11:57am with no further action.

Recorded and certified by:

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Cynthia Taniguchi, WCROA Secretary

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Date

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

March 16-17, 2020

**Board Member Attendees**

Warren Struss

Carol Weathers

Cindy Taniguchi

Lynn Mefford

Eliza Bishop

Tommy Skinner

**Item for Action**

In light of the ongoing pandemic Coronavirus outbreak, currently at National emergency level and of unforeseen duration, Carol Weathers has reached out to the WCROA Board of Directors to discuss scheduling of both the April 18, 2020 WCR Round Up and April 25, 2020 General Meeting.

On March 16, 2020 at 4:43pm, based on discussion findings, Warren Struss motioned via email to WCROA Board Members to postpone both the 2020 Wolf Creek Ranch Round Up and WCROA General Meeting to a later date to be determined.

The motion was seconded by Cindy Taniguchi on March 16, 2020 at 4:45pm and was subsequently approved unanimously by the Board on March 16, 2020 at 9:14pm.

The electronic meeting was adjourned on March 17, 2020 at 5:38pm with no further action.

Recorded and certified by:

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Cynthia Taniguchi, WCROA Secretary

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Date



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

March 27-28, 2020

**Board Member Attendees**

Warren Struss

Carol Weathers

Cindy Taniguchi

Lynn Mefford

Eliza Bishop

Tommy Skinner

**Item for Action**

The Wolf Creek Ranch Board of Directors have conducted an electronic Board Meeting to discuss and take action on WCROA Directors and Officers (D&O) insurance renewal.

On March 27, 2020 at 5:33pm, based on discussion findings, Cindy Taniguchi motioned via email to WCROA Board Members that WCROA D&O insurance be renewed with RSUI (the incumbent carrier) in the amount of \$19,010.00 annual premium.

The motion was seconded by Warren Struss on March 27, 2020 at 6:33pm and was subsequently approved unanimously by the Board of Directors on March 28, 2020 at 10:16am.

The electronic meeting was adjourned on March 28, 2020 at 10:16am with no further action.

Recorded and certified by:

\_\_\_\_\_  
Cynthia Taniguchi, WCROA Secretary

\_\_\_\_\_  
Date

## Wolf Creek Ranch CC&R Review Outcomes and Recommendations

Submitted by: Wolf Creek Ranch Covenants Committee – January 18, 2020

Approved by: Wolf Creek Ranch Board of Directors – April 18, 2020

**Article 7.18** Construction Activities: This Declaration shall not be construed so as to unreasonably interfere with or prevent normal construction activities during the construction of improvements by an Owner (including Declarant) upon any Tract within the Ranch. Specifically, no such construction activities shall be deemed to constitute a nuisance or a violation of this Declaration by reason of noise, dust, presence of vehicles or construction machinery or similar activities, provided that such construction is pursued to completion with reasonable diligence and conforms to usual construction practices in the area. “Reasonable diligence to completion” is defined as 18 months from the commencement of construction on any approved project. If a project is not completed in the specified time (18 months), remedies and penalties, some or all, as defined in Article XI, Section 2 will be applied. A request in writing for exception to the 18-month completion deadline may be considered on an individual basis by the DRB and/or the Board. No exception will be greater than an additional 6 months to complete a construction project so that the absolute maximum time to complete an approved improvement project will be 2 years (24 months) of construction. Failure to complete construction in a timely way will be subject to any (or all) of the remedies and penalties defined in Article XI, Section 2. In the event that construction upon any Tract does not conform to usual practices in the area as determined by the Design Review Board in its sole good faith judgment, the Association shall have the authority to seek an injunction to stop such construction (all associated costs to be borne by the Owner of the Tract involved). In addition, if during the course of construction upon any Tract there is excessive accumulation of debris of any kind which would render the Tract or any portion thereof unsanitary, unsightly, offensive, or detrimental to it or any other portion of the Property, then the Design Review Board may contract for or cause such debris to be removed, and the Owner of the Tract shall be liable for all expenses incurred in connection therewith.

**Article 8.10** Restriction on Signs: No signs or advertising devices of any nature shall be erected or maintained on any Tract except signs approved by the Design Review Board, signs required by applicable law or legal proceedings, signs showing the Tract 911 address number and/or name of the owners of the Tract (as approved by the Design Review Board), temporary signs to caution or warn of danger, or Association signs necessary or desirable to give directions or advise of rules or regulations.

**Political Signs**: In accordance with Texas Property Code 202.009, political signage is permitted for supporting a WCR resident’s precinct-eligible candidate or ballot item for an election to the extent that:

1. Signage is placed on or after the 90<sup>th</sup> day before the date of the election to which the sign relates or before the 10<sup>th</sup> day after that election date.
2. Signage is ground-mounted.
3. Only one (1) sign for a candidate or ballot item may be displayed.
4. Signage containing roofing materials, siding, paving materials, flora, one or more balloons or lights, or any other similar building, landscaping, or non-standard decorative component is prohibited.
5. Signage may not attach in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object.
6. Signage may not include painting on architectural surfaces.
7. Signage may not threaten the health or safety of any WCR resident, legal guest, grazing livestock, wild animal, or domestic pet (cat or dog or other household pet permitted by the Association).
8. Signage may not be larger than four (4) feet by six (6) feet.

9. Signage may not be in violation of State or Federal law or local statutes.
10. Signage may not contain language, graphics, or any display that would be offensive to the ordinary person.
11. Signage may not be accompanied by music or any other sounds or by streamers or be otherwise distracting to motorists.

The Association reserves the right to remove a sign displayed in violation of any one or more of the signage limitations identified in this covenant Article.

Construction Signs: Temporary construction signage will be limited to one (1) sign per home site. The sign shall not exceed six (6) square feet of total area, and shall be located within ten (10) feet of the construction site entrance. All construction signs must be reviewed and approved by the WCROA Design Review Board prior to installation. Layout for the sign must be submitted to the WCROA Design Review Board. Alternatively, the Design Review Board may require the contractor to construct a standardized construction sign. Construction signs shall be ground mounted and no more than two (2) feet above grade at bottom of sign.

**Article 14.10** Venue and Jurisdiction: Venue and jurisdiction for any dispute, controversy, or other claim related to or arising from the Declaration or in any way concerning the Property and/or the Ranch shall exclusively lie in state district court with exclusive venue being in ~~Dallas~~ Burnet County, Texas. Notwithstanding the foregoing, venue and jurisdiction for any dispute, controversy, or other claim related to or against the Declarant or ~~Wolf Creek Ranch Owners Association~~ shall exclusively lie in state district court with exclusive venue being in ~~Dallas~~ Burnet County, Texas.

#### **Articles 13.1, 13.2, 14.1 and 14.2**

BACKGROUND: Texas Property Code 209.0041 stipulates that, "... a declaration may be amended only by a vote of 67 percent of the total votes allocated to property owners entitled to vote on the amendment of the declaration, in addition to any governmental approval required by law." Therefore, in order to be consistent with the Texas Property Code cap, the Committee recommends that Articles 13.1, 13.2, 14.1 and 14.2 each be amended to reflect requirement for agreement of sixty-seven (67%) of total votes of the Members of the Association in order for the Association to take specified action(s), replacing the current requirement of seventy-five percent (75%), as follows:

#### 13.1 Casualty:

(a) In the event of damage or destruction to any part of the Commons due to fire or other adversity or disaster, any insurance proceeds shall be collected by and paid to the Association and such insurance proceeds, if sufficient to reconstruct or repair the damage, shall be applied by the Association to such reconstruction and repair. If the insurance proceeds with respect to such damage or destruction are insufficient to repair and reconstruct the damaged or destroyed Commons, as applicable, or if there are no insurance proceeds, the Board of Directors shall levy a special assessment pursuant to the Association Documents in the aggregate amount of such deficiency and shall proceed to make such repairs or reconstruction. Notwithstanding the foregoing, the Association shall have no obligation to repair or reconstruct the damaged or destroyed Commons; if such repair or reconstruction would be illegal under any state or local statute or ordinance governing health or safety, or if within sixty (60) days after such damage or destruction ~~sixty-seven percent (67%)~~ of the votes of the Members of the Association are cast to not rebuild. Notwithstanding the foregoing, in the case of the restoration and repair of the roadways within the Ranch and the entryway gates and related entryway facilities shall require the votes of ~~sixty-seven percent (67%)~~ of the votes of the Members of the Association not to restore or rebuild. The special assessment provided for herein shall be a debt of each Owner and a lien on its Tract, and may be enforced and collected in the same manner as any assessment lien provided for in the Association Documents. If ~~sixty-seven percent (67%)~~ of

the votes of the Members of the Association elect not to rebuild any damage or destruction to the Commons in accordance with the terms and provisions set forth above, the Association shall demolish any destroyed or damaged improvements, remove all debris and rubble caused by such demolition and return the damaged or destroyed area to a sightly condition and shall have the right to levy against and collect from the Owners a special assessment for this limited purpose, if necessary.

13.2 Condemnation:

(a) In the event the Commons, or any portion thereof, shall be taken for any public or quasi-public use, under any statute, by right of eminent domain or by purchase in lieu thereof (herein, a "taking"), each Owner will be entitled to notice thereof, but the Association will act as attorney-in-fact for all Owners in the proceedings incident to the taking unless otherwise prohibited by law. The award for such taking will be payable to the Association as trustee for all of the Owners to be disbursed as follows:

(i) If the taking involves a portion of the Commons on which improvements have been constructed, then, unless restoration or replacement of such improvements would be illegal under any state or local statute or ordinance governing health or safety or unless within sixty (60) days after such taking **sixty-seven percent (67%)** of the votes of the Members of the Association elect not to restore or replace such improvements, or, in the case of the roadways within the Ranch and the entryway gates and related entryway facilities, **sixty-seven percent (67%)** of the votes of the Members of the Association elect not to restore or replace such improvements, the Association will restore or replace such improvements so taken on the remaining land included in the Commons to the extent lands are available therefor, in accordance with plans approved by the Board of Directors, the Design Review Board, and any other governmental or quasi-governmental entity having jurisdiction over the Property. If such improvements are to be restored or replaced, and the award for the taking is insufficient to restore or replace such improvements the Board of Directors shall levy a special assessment in the aggregate amount of such deficiency and shall proceed to restore or replace such improvements.

14.1 Duration of Declaration: The covenants, conditions, restrictions, reservations, easements, assessments, charges and liens as set forth in this Declaration shall run with and bind the Ranch for a period of twenty (20) years from the date of recordation of this Declaration, after which they shall be automatically extended for successive ten-year periods, unless at least one year prior to the expiration of any such ten-year period of extended duration, this Declaration is terminated by a recorded termination agreement that has been authorized and executed by at least **sixty-seven percent (67%)** of the votes of the Members of the Association.

14.2 Amendment: Except as otherwise expressly provided in this Declaration, any provision contained in this Declaration, may be amended or repealed only by the affirmative vote, consent or agreement of at least **sixty-seven percent (67%)** of the votes of the Members of the Association. Any amendment that would reduce or limit the requirement that the Association provide for the care, operation, maintenance, repair and replacement of the roadways within the Ranch and the entryway gates and related entryway facilities to the extent required by Section 3.1(a) of this Declaration, may be amended or repealed only by the affirmative vote, consent or agreement of at least **sixty-seven percent (67%)** of the votes of the Members of the Association. Any such amendment or repeal shall be evidenced by a written instrument or instruments specifying the amendment or the repeal, executed by the Declarant (during the Declarant Control Period) and the Association, and recorded in the Office of the County Clerk and Recorder of Burnet County, Texas.

§§§

The Committee appreciates time given by the Board to review the CC&Rs thoroughly, and to solicit input from WCR Property Owners regarding these important change recommendations for our community. We feel that due diligence has been carried out with surveying similar Burnet County community By-Laws and Covenants, obtaining legal advice, and much discussion had amongst ourselves and with concerned Wolf Creek Ranch Property Owners.

WCR Covenant Committee

Carol Weathers, Warren Dold, Cindy Taniguchi, John Manton III and Nelda Duff

# Owners Ballot

to Amend Article 7.18, Article 8.10, Article 14.10 and  
Articles 13.1, 13.2, 14.1 and 14.2 of the  
Amended and Restated Declaration  
Of Covenants, Conditions and Restrictions  
For Wolf Creek Ranch  
Burnet County, Texas

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Mark your Ballot with an “X” in the space provided, sign, fill in the accompanying information and return by **Tuesday, May 5, 2020** to:

via email – [wolfcktx@tstar.net](mailto:wolfcktx@tstar.net)

or

Wolf Creek Ranch Owners Association  
c/o Nelda Duff, Ranch Manager  
10233 Ranch Road 2341  
Burnet, Texas 78611

**I/We do:**

<b>Approve</b>	<b>Disapprove</b>	<b>Articles being amended</b>
		Amending Article 7.18 as described
		Amending Article 8.10 as described
		Amending Article 14.10 as described
		Amending Articles 13.1, 13.2, 14.1 and 14.2 as described

Owner(s):

\_\_\_\_\_

\_\_\_\_\_

Tract(s) Owned \_\_\_\_\_

**THANK YOU for your vote.**

**Wolf Creek Ranch Owners' Association**  
**Statement of Assets, Liabilities, and Equity**  
**Income Tax Basis**  
**As of March 31, 2020**

*Assets*

*Current Assets*

Cash-Wells Fargo #3191	\$	18,057.20
BBVA Compass Checking - 7578		94.00
BBVA Compass Money Market - 7748		186,997.84
BBVA Compass - 4757		65,846.19
Annual Dues Receivable		<u>21,793.38</u>

***Total Current Assets*** 292,788.61

*Property and Equipment*

Equipment & Fixtures	\$	2,850.00
Gate Remote Clickers		308.84
Less Accumulated Depreciation		<u>(2,850.00)</u>

***Total Property, Equipment, and Fixtures (See Notes 2 & 3)*** 308.84

***Total Assets*** \$ 293,097.45

*Liabilities and Equity*

*Current Liabilities*

Employment Taxes Payable	\$	538.48
FUTA Payable		38.88
SUTA Payable		<u>20.10</u>

***Total Current Liabilities*** 597.46

*Equity*

Capital Maintenance-Road Resurfacing Reserve Fund	\$	64,804.00
Operations-Sustainability Fund		50,000.00
Retained Earnings-Operating Fund		<u>177,695.99</u>

***Total Equity*** 292,499.99

***Total Liabilities and Equity*** \$ 293,097.45

**Wolf Creek Ranch Owners' Association**  
**Actual to Budget Variance Report**  
**Income Tax Basis**  
**For the Three Months Ended March 31, 2020**

	<u>March 31, 2020</u>	<u>Annual Budget</u>	<u>Variance</u>	<u>Percentage of Budget Line Item</u>
<b>Revenue</b>				
Annual Dues Assessments	\$ 183,600.00	\$ 183,600.00	\$ 0.00	100.00
Dues Interest & Late Fees	983.00	864.00	119.00	113.77
Prior Year Carryover	0.00	19,874.71	(19,874.71)	-
Grass Lease	4,000.00	4,000.00	0.00	100.00
Interest Income	619.09	1,230.00	(610.91)	50.33
<b>Total Revenue</b>	<b>\$ 189,202.09</b>	<b>\$ 209,568.71</b>	<b>\$ (20,366.62)</b>	<b>90.28</b>
<b>Operating Expenses</b>				
Wages	\$ 6,480.00	\$ 28,350.00	\$ (21,870.00)	22.86
Payroll Tax Expense	495.72	2,170.00	(1,674.28)	22.84
Futa Expense	38.88	103.00	(64.12)	37.75
Suta Expense	20.10	71.00	(50.90)	28.31
Health Care	395.00	500.00	(105.00)	79.00
Mileage Reimbursement	168.48	998.00	(829.52)	16.88
Contract Labor	2,440.50	7,708.00	(5,267.50)	31.66
Computer & Internet Expense	434.40	750.00	(315.60)	57.92
Insurance Expense	0.00	23,700.00	(23,700.00)	-
Firewise Expense	0.00	2,500.00	(2,500.00)	-
Firewise Expense from 2019 Carryover	0.00	724.61	(724.61)	-
Office Expense	429.76	925.00	(495.24)	46.46
Bank Charges	9.50	50.00	(40.50)	19.00
Postage & Delivery	114.90	300.00	(185.10)	38.30
Memberships, Subscriptions & Misc.	0.00	200.00	(200.00)	-
Legal & Consulting	1,221.25	6,000.00	(4,778.75)	20.35
Accounting Fees	1,450.00	4,745.00	(3,295.00)	30.56
Events/Annual Board Meeting	11.92	500.00	(488.08)	2.38
Repairs & Maintenance-Gates	97.07	600.00	(502.93)	16.18
Repairs & Maintenance-Dock	0.00	3,928.00	(3,928.00)	-
Repairs & Maintenance-Fences	0.00	300.00	(300.00)	-
Repairs & Maintenance-Roads	2,800.00	4,000.00	(1,200.00)	70.00
Repairs & Maintenance-Facilities & Grounds	1,584.11	2,000.00	(415.89)	79.21
Repairs & Maintenance-Dock 2019 Carryover	0.00	2,072.00	(2,072.00)	-
Telephone - Office	560.10	2,232.00	(1,671.90)	25.09
Telephone - Gates	562.66	2,280.00	(1,717.34)	24.68
Utilities	1,152.38	5,200.00	(4,047.62)	22.16
Website	239.88	500.00	(260.12)	47.98
Trash Pick-Up	1,527.17	5,400.00	(3,872.83)	28.28
Groundskeeping	3,144.71	18,500.00	(15,355.29)	17.00
Groundskeeping 2019 Carryover	9,378.10	9,378.10	0.00	100.00
Wildlife Management	0.00	893.00	(893.00)	-
Property Taxes	2,438.25	2,557.00	(118.75)	95.36

See Accountants' Compilation Report



**Wolf Creek Ranch Owners' Association**  
**Actual to Budget Variance Report**  
**Income Tax Basis**  
**For the Three Months Ended March 31, 2020**

Licenses and Permits - Dock	50.00	100.00	(50.00)	50.00
Lease-Boat Dock	725.27	770.00	(44.73)	94.19
Unforeseen Contingency	0.00	6,794.00	(6,794.00)	-
Federal Income Tax Expense	0.00	120.00	(120.00)	-
Fence Section Replacement	0.00	10,000.00	(10,000.00)	-
Cactus Abatement - 2019 Carryover	0.00	4,200.00	(4,200.00)	-
Cactus Abatement/Land Mgmt.	0.00	3,800.00	(3,800.00)	-
Hog Abatement	0.00	150.00	(150.00)	-
<b>Total Operating Expenses</b>	<u>\$ 37,970.11</u>	<u>\$ 166,068.71</u>	<u>\$ (128,098.60)</u>	<u>22.86</u>
<b>Other Expenses</b>				
Road Resurfacing Reserve	\$ 0.00	\$ 40,000.00	\$ (40,000.00)	-
Road Resurfacing Reserve from Carryover	0.00	3,500.00	(3,500.00)	-
<b>Total Other Expenses</b>	<u>\$ 0.00</u>	<u>\$ 43,500.00</u>	<u>\$ (43,500.00)</u>	<u>0.00</u>
<b>Total Expenses</b>	<u>\$ 37,970.11</u>	<u>\$ 209,568.71</u>	<u>\$ (171,598.60)</u>	<u>18.12</u>

See Accountants' Compilation Report

Wolf Creek Ranch Owners' Association

Treasurer Report

4/18/20

- Attachment:
1. Statement of Assets, Liabilities, and Equity  
Income Tax Basis as of March 31, 2020
  2. Actual to Budget Variance Report  
Income Tax Basis Tax Report For Three Months Ended March 31, 2020
  3. Budget Comparison 2020 – 2001

Road Resurfacing Reserve Fund	\$64,804
Sustainability Fund (Rainy Day Fund)	\$50,000
Operating Fund	\$177,695.99

As Of 3/31/20, Wolf Creek Ranch is operating within the approved 2020 Budget. At this time, there are no unexpected expenses.

Josh Ring, the WCR insurance representative was able to get our D&O insurance at a lower rate by approximately \$2,700. The premium has gone down but the coverage remains the same.

Annual dues: 61 Wolf Creek Ranch Owners – Paid in full  
5 Wolf Creek Ranch Owners – Payment Plan  
1 Wolf Creek Ranch Owner – Has not responded/Messages left on voicemail and email  
1 Wolf Creek Ranch Owner – Delinquent / Lien on Property

There were no questions, concerns or complaints expressed to the ranch office regarding the dues increase.

#### Budget Comparison 2020 – 2001

Wolf Creek Ranch was managed by Buchanan Investments from 2000 thru 2007 and paid the majority of the operating expenses which included salaries, maintenance of the grounds, Insurance, and taxes as well as many others. The # of tracts changed as the ranch was being developed.

In 2008, Wolf Creek Ranch was turned over to tract owners by the creation of the Wolf Creek Ranch Owners' Association (WCROA) for the management and operation of the ranch.

The budget expenses increased as the WCROA began to absorb full cost of the operations at the ranch. This included staff, insurance, office expense, accounting, maintenance – gates, trash pick-up, security, etc.

By 2010, the WCROA had developed some experience in the basic working needs of the ranch in order to operate at a level sustainable to keep the ranch in good working condition and set the budget to accommodate all expenses.

In 2019, due to an increase in the D&O insurance, cost of doing business/expenses and the decision to create an unforeseen contingency fund, the dues were increased after 10 years. The operating expenses have increased with increased development along with the aging amenities.

Budget review / major work done:

1. 2013-2014 Improvement of the middle gate with the beautiful stone entrance.
2. 2015 All gates access had to be improved with new control panels.
3. 2015 – 2017 Major road work was completed with tar and chip seal.
4. 2017 Plan created to replace over 7 miles of 7 strand barbed wire fence sufficient to attract and retain a tenant grazer.
5. 2013 & 2017 Major dock work was completed.
6. 2018 – 2019 Brush, cedar trees and cactus removal along the roads and in the Commons



## Wolf Creek Ranch Road Reserve Plan

### Road Reserve Plan for 9 years Starting 2017

<u>Year</u>	<u>Income</u>	<u>Expenses</u>	<u>Balance</u>	<u>Explanation</u> (Expenses & Proposed Expenses)
2017	\$25,000	\$0	\$25,000	
2018	25,000	(2018 Road Work) 20,366	29,634	(Pot holes, East Gate Rd, Shoulder)
2019	35,000		64,634	
2019	27,000		91,634	Funds Carried over from 2018
2019		(Reallocate funds) 14,700	76,934	D&O Insurance increase
2019		(2019 Road Work) 12,130	64,804	3 Low Water Crossings 2 at Hampton House/1 at Office
2020	40,000		104,804	
2020	3,500		108,304	Funds carry over from 2019
2021	40,000		144,804	
2022	40,000		184,804	
2023	40,000	(2015 Work) 67,125	157,679	Hampton House to Legacy Road to the Pavilion/Pass
2024	40,000	(2016 Work) 91,850	105,829	White Bluff (WB 1) to The Middle Gate
2025	40,000	(2017 Work) 97,920	47,909	Hampton to Middle gate
2026	40,000	(2018 Work) 14,904	73,005	East Gate Road

There are 4 areas of the WCR that have not been resurfaced since 2000. These areas are:

1. Main Gate entrance
2. Main Gate to Office including both sides of trees and to the dumpsters
3. Middle Gate entrance
4. East Gate entrance



Wolf Creek Ranch Owners' Association

Maintenance Report 4/18/20

Eliza Bishop / Maintenance Committee Chair

Thanks to the Maintenance Committee past and present for helping in beautifying this incredible cattle ranch. This includes Pete Mefford, Mark Stracke and Kim Taniguchi. This committee determines the work to be performed and in what order. The roads were addressed by lengthening the visual distance, opening the blind curves, and creating fire breaks along the roads. Fire wise was addressed by removing Cedars and unwanted brush as well as the underbrush of native Oaks, Elms and established Mesquites. The cattle ranching addressed the pastures by removing brush to allow for more open land for the native grasses.

Prior to 2018, there was no place to discard the brush that was removed from the entire ranch and it was pushed off the side of the roads or down the hills. Part of the work to date was cleaning up this old cut brush. The Board of Directors unanimously approved a location not in close view from houses or amenities but close to the creek for brush to be stacked until the conditions to burn when favorable. All of this work would not have been possible without the volunteers which include Tommy Skinner (retired fire chief) and family members, Warren Struss for the tractor work, Mark Stracke for tractor work and Andy Piechowski (currently works for the Burnet County Volunteer Fire Department). These men have a well-orchestrated routine for the burning process. Warren Struss and Mark Stracke push the brush into separate piles for a controlled burn. Tommy picks up the 2" hose/pump and a few family members help set the pump in the creek to have unlimited amounts of water to control the flame and to extinguish the remaining coals.

The agenda from the Maintenance Committee has remained the same over the past 2 ½ years. Safe roads, Fire wise work and improve better pastureland for the cattle to attract and retain a suitable tenant grazer to maintain the WCR Ag Exemption. The Maintenance Plan per the guidance of the recommendation of:

- Trey Carpenter III (Conservation Scientist III/Texas Parks and Wildlife Department) – Wildlife Habitat Management and Harvest Recommendations 2000
- Wade Hibler (County Extension Agent) Tour and Report 2014
- Lexi Maxwell (Founder/Lead Consultant for Blaze Away, L.L.C.) – Risk and Hazard Assessment 2017
- Kelly Tarla (Current Burnet County Tx Agri-life Extension Agent) report 2019.

These reports are available in the ranch office. All the reports strongly recommend to cut brush including persimmon, white brush, sucker mesquites, cedars and the spraying and removal of cactus.

The budget for grounds keeping has decreased in just 2 ½ years by the Maintenance committee overseeing and working with the crews, volunteering labor and equipment (truck and 22" trailer) and tractor. It has decreased from \$34,500 to \$18,500. The remainder monies were reallocated to the road resurfacing fund increasing it from \$25,000 /year to \$40,000/year.

The grounds keeping budget is the lowest in the ranches' history since 2008 due to the policies set by the board and the plan and work ethic of the Maintenance Committee and the DRB. The goal is to get the Commons of Wolf Creek Ranch to a level where brush and cactus can be routinely maintained.

In 2016 and 2017 the oversight was with a previous Board of Directors and the Budget for grounds keeping was \$69,000. This was used for the routine mowing, maintain the flower bed at the main gate, mowing the pasture at the main gate, the pavilion area, White Bluff Park, and the dock. Any cactus work, cutting brush more than 3 feet from the road, spraying the road edges, trimming the Oak trees at the office and unexpected maintenance work were extra costs and the funds were used from the cactus abatement line item.

In August of 2017, a Board change occurred and the Maintenance Committee was re-established.

In 2018 and 2019 the same work was completed for \$9,800. The remaining funds were used to cut brush, raise the Oak canopies, remove ball moss in the Oaks, open the pasture areas, cut the overhanging trees in the tunnel, remove fallen trees, open up the path to White Bluff park, put up safety sign on limb at the beautiful oak by the office and set up sprinkler system to try to save a large tree in main field, etc. A complete list from previous years was provided at previous Board Meetings and is available in the ranch office.

Routine Grounds Keeping Work:

2016	\$34,500	2018	\$6,000
2017 (1/2 year)	<u>\$21,000</u>	2019	<u>\$3,800</u>
	\$55,500		\$9,800

The Maintenance Committee welcomes comments/suggestions from the ranch owners in order to address any maintenance issue that might be overseen. There have been any concerns or complaints brought up at the Board Meetings or brought to the Ranch Managers attention regarding the Maintenance on Wolf Creek Ranch in 2 years. A ranch owner contacted me over some additional areas to be addressed and they were cleaned / repaired immediately.

Attached is the working list for Wolf Creek Ranch. It does not include the routine grounds keeping work as that is addressed by the Ranch Manager and the Landscape crew – RCL. They do a beautiful job at a very reasonable rate.

We should also thank Tommy Jones for also mowing around the barn, middle gate and the East gate.

The entire team has worked well over the past 2 ½ years!









Wolf Creek Ranch Owners Association

Working Maintenance List for 2020

4/18/20

Mow pasture along Main field (bottom of WB road)	1/18/20	Eliza
Mow pasture at Morgan Creek	1/18/20	Eliza
Cut cedars/brush in commons along FM 2341 in front of RR1/RR2	1/1, 1/2, 1/3, 1/4, 2/15, 2/16	Ramon/Eliza
Mulch stacked cedars in pasture on top WB in curve	1/7/20	ROW
Remove cedars in commons along FM2341 in front of RR4	1/19/20	Ramon/Eliza
Clean pasture along main field (bottom of WBT road)	1/19/20	Ramon/Eliz
Replace gutter on roof at the mailbox	(Getting Bids)	Kim
Remove barb wire in commons by the office		Ramon/Eliza
Cut and remove brush in pasture by the barn		Ramon/Eliza
Cut and remove cedars in Oak Tree Grove in front of WB-5/WB-6		(Isaah – Meyers Cedar Co.)
Discuss WB Trail to the point of WB (White Bluff Park)	Postponed	
Cut and Remove dead cedars / raise canopy of large cedars along WB road		Ramon 2021

Cut and remove brush in small open areas in commons in front of AC-4	2/2/20	Ramon/Eliza
Cut and remove cedars/brush at the road to the Pass	2/16, 2/29/20	Ramon/Eliza
Cut and remove Cedars along road down the hill from Halleluiaah Hill		Ramon/Eliza
Cut cedars under Oak Tree on road of halleluiaah hill		Ramon/Eliza
Purchase battery powered blower – Tommy	2/23/20	Eliza
Repair road base in front of kiosk at middle gate	12/27/19	Eliza
Put rock in ditch at low water crossing by office		Eliza
Signage repainted as needed		Nelda/Tommy
Weld metal plate under cattle guard at middle gate	2/20/20	Tommy
Put T-post along fence in pasture at the curve at top of WB	1/20/20	Tommy
Raise canopy of Oaks over hanging roads - MCW-5		
Raise canopy of Oaks over hanging roads – WR-2	March	Grisby
Trim Oaks touching the roof of the Pavilion	2/18/20	Ramon/Eliza
Mulch flower beds at the Main Gate (Before Round up)		Eliza
Clean Trash at Tommy’s workshop		Winter 2020
Remove debris in trees at Morgan Creek in front of MCE-3		Crew
Walk the roads and cut and spray brush WR-1A1 to WR-2		Ramon/Eliza
Continue to install / adjust / replace reflectors along roads		Eliza

Create cactus flower bed at middle gate		
Cover with dirt / add cactus on white rock by road to the Pass	2/16/20	Ramon/Eliza
Order and pick up metal plates for cattle guard	3/19/20	Eliza
Purchase safety cones and vest for Tommy	2/14/20	Eliza
Cut persimmon along MCW-1	2/29/20	Ramon/Eliza
Clean Creek in front of Pavilion	2/29/20	Ramon/Eliza
Clean gutters at Pavilion		Eliza
Clean brush along water at Dock Area	2/29/20	Ramon/Eliza
Cut brush along powerline on WB	3/1/20	Ramon
Replace rock on rock grill at Pavilion	3/? /20	Tommy
Remove ceiling fans at Pavilion	2/? /20	Tommy
Fix railroad ties in parking lot at Pavilion		Ramon/Eliza
Discuss Tommy's replacement	(ask Bob for Juliuan's #)	
Repair 2 Toilets at office	2/24/20	Highland Lakes Plumbing
Clean Oak at Hampton House in Creek		Ramon
Pick up limb at the Pig Pen on Morgan Creek		Eliza
Inform people to sweep the granite gravel back onto theirs drives		Nelda/email owners
Spray road edge at the construction gate		Eliza

Pick up brush at the Pass		Ramon/Eliza
Pick up / mulch brush on White Bluff under the power line		Ramon/Eliza
Sand and paint black railing coming down road from halleluiah hill		Tommy
Fix pot holes in roads and in entrances		Eliza/Kim
Spray (Pasture guard) new growth of regrowth of bushes – along WB and along ER properties		Ramon/Eliza
Dock Area – pick up remaining debris piles		Eliza
Dock Area – replace rail at deck / picnic area		Tommy
Dock Area – Clean / reseal table/ benches / floor		Eliza/Tommy
Spray (Herbicide) around barn, arena, round pen, dumpster	3/27/20	Eliza
Remove sucker mesquite in commons by AC-4		Ramon/Eliza
Reclaim commons on White Bluff	3/1/20	Ramon/Eliza
Spray (weed herbicide) pastures in commons in April <small>(RR-1,RR-2,RR-3,RR-4, by burn pile, bottom of WB road, under power line on WB)</small>		Neil
Spray cactus - May/June		Neil
Spray road edge with herbicide		Eliza/Volunteer drivers
Field at Main gate – cut 2 dead ? trees in May/June		Ramon
Fill holes behind RR ties at barn area		Eliza/Tommy





**DRB Construction Status List**

<u>Owner</u>	<u>Tract</u>	<u>DRB Point</u>	<u>App Date</u>	<u>Issues</u>	<u>Conform</u>	<u>Variance</u>	<u>Contractor</u>	<u>Approval</u>	<u>Start</u>	<u>Completion</u>	<u>Status</u>
Lester	RR-1	Lyn	2/14/2019				Agreement	6/2/2019	7/5/2019		Home is dried in; sample rock exterior up;
Dixon	HR-3A	Lee/Helen	4/22/2019				Agreement	5/19/2019	5/25/2019		Electrical pulled; ready for insulation/sheet rock
McLelland	WB-8	Nelda/Lyn		Const. Time				12/13/2012			Sheetrock taped and floated; doors/windows in trim work started on interior
											Concrete footings have been poured for house
											Fill onsite to level house foundation
<b><u>DRB Improvements Status List</u></b>											
<u>Owner</u>	<u>Tract</u>	<u>DRB Point</u>	<u>App Date</u>	<u>Project</u>			<u>Contractor</u>	<u>Approval</u>	<u>Start</u>	<u>Anticipated Completion</u>	<u>Status</u>
Piechowski	ER-13B	Lee	9/9/2019	Add carport structure to existing shed			Homeowner	10/4/2019	10/1/2019	6/1/2020	In progress
Taniguchi	MCW-7B	Helen	10/15/2019	Add decorative windmill to well area			Homeowner	10/26/2019	11/1/2019	12/1/2019	Completed
Piechowski	ER-13B	Lyn	2/21/2020	Install perimeter fence/gates			Homeowner	2/26/2020	4/1/2020	4/1/2021	Gates purchased
Bishop	RR-3	Lyn	1/28/2020	Install birdbath/wildlife water at fence w/RR-			Homeowner	2/19/2020	2/20/2020	6/15/2020	Completed
Bishop	RR-3	Lyn	10/25/2019	Install steps to wildlife area			Homeowner	2/7/2020	11/1/2019	11/30/2019	Completed
Meyers	ER-2B	Lyn	11/7/2019	Enclose well and pump inside a well house s			Homeowner	11/9/2019	11/1/2019	12/31/2019	In progress
Ball/Holman	WB-4	Lyn	4/3/2020	Add drive from WB Trl for access to acreage			Bobby Carroll	4/6/2020	4/8/2020	4/15/202	In progress
Wong	WR-1B-1B	Lyn	3/4/2020	Add 3 outbuilding/structures			Homeowner	3/31/2020	4/15/2020	4/15/2021	In progress
Shuta	AC-3	Lee	2/12/2020	Exploratory excavation on build site			Homeowner	2/19/2020	2/21/2020	3/1/2020	Completed
<b><u>DRB Debris Pile Variance Status List</u></b>											
<u>Owner</u>	<u>Tract</u>	<u>DRB Point</u>	<u>App Date</u>	<u>Project</u>				<u>Approval</u>	<u>Start</u>	<u>Anticipated Completion</u>	<u>Status</u>
Bishop	RR-3	Lyn	10/26/2018	Wildlife habitat				11/25/2018	Immediate	Ongoing	
Bishop	RR-3	Lyn	10/26/2018	Wildlife habitat				11/25/2018	Immediate	Ongoing	
WCR Maintenance		Lyn		Approved Location for Commons clearing				Annual Renewal of Variance approved			4/2/2020

## **Dock Committee Report**

18 April 2020

The plan for the dock, when possible after the pandemic, is to raise the walkway on snubber poles with a crane and examine and repair any damage, replace the floats on the dock and repair any other damage and reconnect it to the walkway. The dock will be lifted by crane and assembled to and held in place by the snubber poles and will move up and down on the poles as the lake level changes. Once begun, the effort should not take long given the availability of labor and the committee hopes it can be accomplished this summer.

*DRAFT AGENDA*  
WCROA BOARD OF DIRECTORS MEETING  
Saturday, April 18, 2020 (immediately after the 9:00am meeting)  
TELECONFERENCE MEETING #2

- Call Teleconference Meeting to Order by Carol Weathers
- Confirm Board Quorum (Roll Call)
- WCR Member Attendee Sign In Sheet (Telephone Records)
- Approval of April 18, 2020 Draft Agenda for WCROA Meeting #2 (This meeting takes the place of the originally scheduled 4/25/20 meeting)

**ITEMS FOR ACTION**

- Discuss and approve the 2020/2021 appointment of new officers to the WCROA Board of Directors; President, Vice President, Secretary and Treasurer
- Approve any appointments necessary to the 2020/2021 WCR Maintenance Committee
- Approve any appointments necessary to the 2020/2021 WCR DRB Committee
- Discuss and evaluate the Round Up event

**ITEMS FOR DISCUSSION**

- New Business
- Adjourn the WCROA Board Teleconference Meeting #2