

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

May 3, 2025 – Silver Creek Fire Hall & Community Center

**Board Member Attendees**

Steven Grigsby  
Mark Poché  
John Krueger

Steve Meyers  
John Manton  
Fred Machell

**WCR Property Owner Attendees**

Bill Bishop  
Eliza Bishop  
Andy Gray  
Claudia Machell  
Lyn Mefford  
Pete Mefford

Jennifer Shuta  
Mark Stracke  
Cindy Taniguchi  
Kim Taniguchi  
Carol Weathers

**Other Attendees**

Nelda Duff

**Attachments**

- Draft Meeting Agenda (Exhibit A)
- Draft Board Meeting Minutes of January 13, 2025 (Exhibit B)
- Draft Board Meeting Minutes of January 25, 2025 (Exhibit C)
- Draft Electronic Board Meeting Minutes of January 29 - 30, 2025 (Exhibit D)
- Draft Electronic Board Meeting Minutes of February 17 - 18, 2025 (Exhibit E)
- Draft Electronic Board Meeting Minutes of February 19 - 20, 2025 (Exhibit F)
- Draft Electronic Board Meeting Minutes of March 13 - 24, 2025 (Exhibit G)
- Draft Electronic Board Meeting Minutes of March 27 - 31, 2025 (Exhibit H)
- WCROA Treasurer's Report (Exhibit I)
- DRB Committee Report (Exhibit J)
- Land Management Committee Report (Exhibit K)
- WCR Maintenance Report (Exhibit L)
- MLDP Report (Exhibit M)

**Business**

Having confirmed a quorum of Directors present to conduct the business of the WCROA, President Steven Grigsby called the Board of Directors meeting to order at 9:01 AM, Saturday – May 3, 2025. In-person attendance was documented via WCROA Sign-In Sheet.

- **Draft Meeting Agenda Review and Approval.**  
Steven Grigsby asked Board Members if there are changes needed to the draft Meeting Agenda provided (see Exhibit A). Hearing no change recommendations, a motion was

made by John Manton that the draft Agenda be accepted for this meeting. The motion was seconded by Mark Poché and passed with unanimous consensus.

- **Member Comments**

Eliza Bishop brought up several items including a) time when board meetings occur, b) changing the venue for legal matters from Dallas County to Burnet County, c) WCR website content, d) WCR accounting, e) WCR funding allocation, and f) WCR road maintenance.

Jennifer Shuta brought up the desire to have chickens on their property for personal use. Other WCR property owners have expressed the desire to have chickens on their property for personal use. That prompted discussion about changing the covenants. Lyn Mefford suggested changing the requirement for covenant change from 75% ownership approval currently followed by WCR to the state requirement of 67%. Lowering the requirement would make it easier to change the covenants, although it will still be difficult.

Some of these issues need to be addressed at the next Board meeting (see new Action Item list at the end of these Minutes).

### Items for Action

- **Announce the WCROA Election Results and Approve the Appointment of Officers to the WCROA Board of Directors.**  
3 Board of Directors stepped down and were replaced with three newly elected Directors: John Paul Krueger, Mark Poché, and Fred Machell  
4 Officers were appointed:
  1. Steven Grigsby, President, motion to approve by John Manton, seconded by John Krueger, and approved by unanimous vote.
  2. John Paul Krueger, Vice President, motion to approve by Steven Grigsby, seconded by John Manton, and approved by unanimous vote.
  3. John Manton, Treasurer, motion to approve by John Kreuger, seconded by Steve Meyers, and approved by unanimous vote.
  4. Fred Machell, Secretary, motion to approve by Steven Grigsby, seconded by John Manton, and approved by unanimous vote.
- **Review and Approve 1/25/25 Draft Meeting Minutes.**  
A motion was made by Steve Meyers and seconded by Mark Poché to approve draft meeting minutes of 1/25/25. No further discussion was heard. The motion was passed by unanimous vote.
- **Review and Approve 1/29/25 Draft Meeting Minutes.**  
A motion was made by John Manton and seconded by Fred Machell to approve draft meeting minutes of 1/29/25. No further discussion was heard. The motion was passed by unanimous vote.
- **Review and Approve 2/18/25 Draft Electronic Meeting Minutes.**  
A motion was made by Steven Grigsby and seconded by Mark Poché to approve draft electronic meeting minutes of 2/18/25. No further discussion was heard. The motion was passed by unanimous vote.
- **Review and Approve 2/20/25 Draft Electronic Meeting Minutes.**  
A motion was made by Steve Meyers and seconded by John Manton to approve draft

electronic meeting minutes of 2/20/25. No further discussion was heard. The motion was passed by unanimous vote.

- **Review and Approve 3/13/25 Draft Electronic Meeting Minutes.**  
A motion was made by John Manton and seconded by Steve Meyers to approve draft electronic meeting minutes of 3/13/25. No further discussion was heard. The motion was passed by unanimous vote.
- **Review and Approve 3/31/25 Draft Electronic Meeting Minutes.**  
A motion was made by John Manton and seconded by Steve Meyers to approve draft electronic meeting minutes of 3/31/25. No further discussion was heard. The motion was passed by unanimous vote.

### **Committee Reports**

- **Insurance – Rick Ramos (See Exhibit H)**
  1. Rick was not present. Steven Grigsby reviewed the Board decision to approve Director and Officer insurance coverage to replace a policy that expired on April 9, 2025.
  2. The decision was made to go with Galloway Insurance in Burnet because they offered a better insurance package at a lower cost than the other offeror's bid.
- **Treasurer – John Manton (See Exhibit I)**
  1. \$113.3K in road reserve fund
  2. Road reserve funding for this year was reallocated to pay for dock purchase
  3. \$54.7K in Operations-Sustainability (Rainy Day) Fund
  4. \$7K in Contingency Allowance
  5. CD Ladder rolled over this month. CD-1 for \$91.8K, CD-2 for \$22.9K
  6. A 3<sup>rd</sup> CD for \$44K was used to pay for road repair last year.
  7. Main Gate Water Well pressure tank failed. John Manton, Mark Stracke, and Tommy Jones replaced the pressure tank at a cost of \$850 saving WCROA over \$2K if the work had been contracted out.
  8. Dues collection: 61 Owners paid in full, 3 Owners on Monthly Plan, 4 no-pays as of April 28, 2025. No-pays notified by letter about additional monthly charges accruing. If no response, second notice will be sent by registered mail to verify receipt.
  9. Accounting will be taken over by John Paul Krueger's firm, pro bono, estimated to start July 1<sup>st</sup>. This move is greatly appreciated and was recognized by all present at the meeting.
- **Design Review Board – Andy Gray (See Exhibit J)**
  1. 3 Improvement Projects. Two projects for the Sarnelli's are complete (paver entrance and solar panels). Taniguchi's storage barn is in progress with expected completion this month. One project that doesn't show up on the DRB report: the Shuta's completed a project in less than a month, and the DRB has records of proposal and approval for the project.
  2. New Construction Projects. WR-1B1A (Kwolek) new construction approved, start is pending. MCE-3 (Tamolones) new construction approval is pending.
- **Land Management Report – Eliza Bishop (See Exhibit K)**
  1. \$17.8K budgeted for 2025
  2. \$10.1K expended to date, \$7.7K remaining
  3. List of projects provided in Exhibit K
    - Road side clearing for Safety

- Fire Wise Projects
- Culvert Maintenance
- Public Area Maintenance
- Pavillion and Parking Area Maintenance
- Dock Area Maintenance

4. Specific tasks performed in these projects include removal of dead trees and low hanging limbs in common areas, removal of brush from culverts and reflectors, removal of grass growing on road edge, remove cactus and weeds along roadsides to improve grazing land, raise canopies on trees for Fire Wise, and remove brush on fence line along FM2341 for fence burn protection.

5. Jennifer Shuta brought up an issue about the Main Gate. The suggestion was made to consider redesigning to save water during the severe drought conditions we are in. There was discussion about how to remove existing grass and plants. An action item was generated associated with this discussion (summarized in the New Action Item list at the end of these Minutes).

6. There was discussion about chemicals used for weed eradication and removal of grass if Main Gate is redesigned. Concern was expressed about using Glyphosate (Round Up) and other unfriendly products for the environment.

- **Maintenance Report – Nelda Duff (See Exhibit L.)**

1. Activities include installing new pressure tank (discussed in Treasurer’s report), replacing backup batteries for the gates, repair damaged hill lights, and repair trailer.
2. Flags at gates are replaced semi-annually.

- **Road Work – Kim Taniguchi**

1. Kim reported no damage from storm of May 1<sup>st</sup>.
2. Kim said Adams Creek was still overflowing the low water crossing, but no damage observed. There is a lot of mud that needs to be cleaned out.
3. John Paul commented that sections of the road look bad, particularly the East Ridge end of Wolf Creek Ranch Road. Some of the roads have not been resurfaced in 10 years. A simple web search indicates that chip seal roads need resurfacing every 8 to 10 years, so we are at the end of that time window.
4. Kim has a road repair plan but has not shared it outside of the Board.
5. Eliza presented a plan that would resurface the roads over 3 years (2025-2027).
6. After much discussion, Kim was assigned an action item to present the road repair plan at the next Board meeting. Funding will be an important consideration in implementing a plan going forward.

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

1. Repair work of damage from May 1<sup>st</sup> storm will consume much of the 2025 fence repair budget. This work is mainly to fix water gaps where the fencing crosses a creek or drainage ditch. After storms with heavy rain like we just had, the gaps get filled with debris, tree branches, etc., and they need to be cleared out. Some repairs may be necessary to gaps that are damaged.

2. A huge black bull that belongs to the rancher (David Russell) has been outside our fence for a year and a half. With much coercion, Mark with help from Andy Piechowski successfully got this bull back on our side of the fence where he belongs. Mark warned that this bull is scared of people and if anyone sees it, they should not get near him.

3. The ranch is supposed to have 2 bulls and 28 cows. There are 28 calves less than 6 months old that don't count until they are over a year old. Mark estimates the

number of cows +/-20% because of difficulty in counting. David culls once or twice a year. Since the last cull was done in December/January, the next one is planned this summer.

4. There was much discussion about number of cattle and overgrazing on the ranch. One suggestion was to take the cattle off the ranch for a year to let the grasses regrow; however, this is not likely to happen because of the difficulty in moving all the cattle (not to mention the possibility of David not wanting to bring them back).

- **Managed Lands Deer Program (MLDP) – Helen Piechowski**

Helen was unable to attend but provided a summary (see Exhibit M)

1. MLDP harvest season ended for the year. The total harvest for the year was 10 deer and all homeowners wanting a deer got one.

2. An email will be sent out soon describing the participation process for new homeowners not familiar with the program.

A motion to adjourn the meeting was made by Steven Grigsby and seconded by Steve Meyers. No further discussion was had. The motion was approved with unanimous agreement at approximately 10:27 AM. No Executive Session was held.

#### **New Action Items**

**2025-01. Main Gate Redesign.** The Board requested a presentation of options for the Main Gate redesign at the next Board Meeting. Steven Grigsby asked Jennifer Shuta to consult with maintenance committee members and other interested owners to come up with options for redesigning the Main Gate to conserve water, including plan for removal of current landscaping and associated costs. John Manton agreed to help analyze costs of maintaining the current design.

**2025-02. Road Resurface Plan.** The Board requested Kim Taniguchi to present the Road Maintenance Committee's repair plan at the next Board meeting.

Other items brought up at the meeting were noted, but did not elevate to the level to assign an action item. Further discussion is encouraged on these items amongst interested owners to facilitate meaningful discussion at future meetings.

Recorded and certified by:

  
Fred Machell, WCROA Secretary

  
Date

# WCROA SIGN-IN SHEET

<b>Project:</b>	Board of Directors Meeting	<b>Meeting Date:</b>	May 3, 2025
<b>Facilitator:</b>	Steven Grigsby	<b>Place/Room:</b>	Silver Creek Community Center

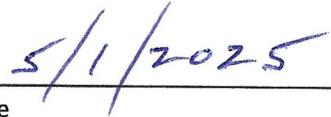
Name	Name
Nelda Duff	
JOHN MAURO	
Steven Grigsby	
MARK STRACKE	
Claudia Machell	
Fred Machell	
Jennifer Suta	
Eliza Bishop	
Steve Meyers	
John Paul Krueger	
Bill Bishop	
MARK POCHÉ	
Carol Weather	
Kim Taniguchi	
Cindy Taniguchi	
Lyn & Pete McSpard	
ANDY GRAN	

**Wolf Creek Ranch Owners Association  
Board of Directors Meeting Proxy**

I, Chris Kelley, hereby appoint Steven Grigsby as agent and proxy for purposes of voting in my behalf at the Wolf Creek Ranch Owners Association Board meeting to be held on Saturday, May 3, 2025 upon such business as may properly come before said meeting.



Signature



Date

Chris Kelley  
WCROA Board Director

**This proxy is valid for the May 3, 2025 WCROA Board meeting only.**

**DRAFT AGENDA**  
**WCROA BOARD OF DIRECTORS Meeting**  
**Saturday, May 3, 2025 @ 9:00AM**  
**Silver Creek Fire Hall & Community Center, 101 CR 128, Burnet**

- \* Confirm Board Quorum (Roll Call)
- \* WCROA Attendee Sign-In Sheet
- \* Approval of May 3, 2025 Draft Agenda for WCROA Meeting
- \* WCROA Member Comments

**ITEMS FOR ACTION**

- \* Announce the WCROA 2025 Election results
- \* Discuss and approve the appointment of Officers to the WCROA Board of Directors
- \* Approve January 13, 2025 Special Called Meeting Draft Minutes
- \* Approve January 25, 2025 Draft Minutes
- \* Approve February 18, 2025 Electronic Draft Minutes
- \* Approve February 20, 2025 Electronic Draft Minutes
- \* Approve March 13, 2025 Electronic Draft Minutes
- \* Approve March 31, 2025 Electronic Draft Minutes

**COMMITTEE REPORTS**

- \* Insurance – Rick Ramos
- \* Treasurer’s Report - John Manton
- \* DRB Report – Andy Gray
- \* Land Management Report - Eliza Bishop
- \* Maintenance – Nelda Duff
- \* Road Work – Kim Taniguchi
- \* Cattle and Fence Update – Mark Stracke
- \* Dock – Chris Pezold
- \* Firewise - Andy Piechowski
- \* MLDP – Helen Piechowski

- Adjourn WCROA Board Meeting and convene for Executive Session (As allowed under Chapter 209 of the Texas Property Code).
- Adjourn the Executive Session and reconvene the WCR Board Meeting to Order.
- WCROA Board action on any applicable business discussed in Executive Session.

**Adjourn**

**Wolf Creek Ranch Owners Association  
Special Called Board of Directors Meeting Minutes**

January 13, 2025 – Silver Creek Fire Hall & Community Center

**Board Member Attendees**

Chris Kelley  
Carol Weathers  
Cindy Taniguchi

Steve Meyers  
John Manton  
Steven Grigsby

**WCR Property Owner Attendees**

Rob Sarnelli  
Sarah Sarnelli  
Lyn Mefford  
Pete Mefford  
Bill Bishop  
Eliza Bishop  
Mark Stracke  
Terry Stracke  
Rick Ramos  
Jennifer Shuta  
Matt Tomlinson  
Kim Taniguchi

Mark Poché  
Claudia Machell  
Fred Machell  
Toni Grigsby  
Andy Piechowski  
Andy Gray  
Joseph Dindinger & Children  
Susan Dindinger  
Chris Burkett

**Other Attendees**

Nelda Duff

**Attachments**

- Draft Meeting Agenda (Exhibit A)
- Summary of Dock/Land purchase offer key points, including recorded tax value history and survey (Exhibit B)
- Letter from Chris Pezold dated 1/6/2025 (Exhibit C)

**Business**

Having confirmed a quorum of Directors present to conduct the business of the WCROA, President Carol Weathers called the Board of Directors meeting to order at 6:04 PM, Monday - January 13, 2025. In-person attendance was documented via WCROA Sign-In Sheet.

- **Draft Meeting Agenda Review and Approval.**  
Carol Weathers asked Board Members if there are changes needed to the draft Meeting Agenda provided (see Exhibit A). Hearing no change recommendations, a motion was made by Chris Kelley that the draft Agenda be accepted for this meeting. The motion was seconded by John Manton and passed with unanimous consensus.

**Items for Action**

- **Review and Approve Purchase of Dock Property.**  
WCROA President, Carol Weathers, announced to property owners that an opportunity has opened for the WCROA to purchase the dock and land from Buchanan Investments, LTD. A brief history was provided of discussions had with the current owner (Denny

Holman) to date. The purchase offer includes 47.44 acres (45.39 submerged per Lake Buchanan and 2.05 above water) plus existing amenities (dock and road) for the amount of \$50,000.00 (see Exhibit B). Closing costs are expected to be about \$100.00 for WCROA, with the seller paying the remainder. The Board has received a sales contract that will be revised to include a time limitation (10 years) on a clause that stipulates a 60/40 split of profit (60% to Buchannan Investments/40% to WCROA) should WCROA decide to sell this property in the future.

Options for payment were discussed by Treasurer John Manton, including cash, payment plan (with interest) and special assessment. The payment plan option will cause additional expense due to interest accrual and will also delay ability to forego lease payments and higher insurance costs. The special assessment option will require undesirable and unforeseen cash outlay by property owners and challenges with collection in a timely manner. The preferred payment method could be a cash expenditure from the 2025 budget made available by reallocating the 2025 road resurfacing funds to the dock/land purchase, plus \$5K from reserve cash funds and/or minor budget line-item reductions. With roads presently in very good condition, the Board recommends that the cash payment approach be considered. Additional road funds remain available, should unforeseen repairs become necessary.

A letter from Chris Pezold, Dock Committee Chair, was read aloud to Board members and meeting attendees by Carol Weathers (see Exhibit C). Chris was unable to attend the meeting, but wanted to share his support for purchasing the dock/land. Several questions and concerns were heard from property owners, which were each addressed by Board members. After much discussion, an informal poll was taken of property owners present to discern interest in purchasing the dock/land, whereby 100% of those present did affirm their desire to make the purchase.

A motion was made by Steven Grigsby to move forward with cash purchase of the dock/land with contract amendment to include time limit of 10 years on 60/40 split of resale profit. The motion was seconded by Steve Meyers and passed by unanimous consensus. Closing is expected to occur by February 18, 2025.

A motion was heard to adjourn the meeting. The motion was seconded and approved with unanimous agreement at approximately 7:00 PM.

Recorded and certified by:

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Cynthia Taniguchi, WCROA Secretary

Date

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

January 25, 2025 – Silver Creek Fire Hall & Community Center

**Board Member Attendees**

Chris Kelley  
Carol Weathers  
Cindy Taniguchi  
Steve Meyers

John Manton  
Steven Grigsby  
Lee Kinard

**WCR Property Owner Attendees**

Rob Sarnelli  
Sarah Sarnelli  
Lyn Mefford  
Pete Mefford  
Bill Bishop  
Eliza Bishop  
Mark Stracke  
Rick Ramos  
Jennifer Shuta  
Aaron Shuta

Matt Tomlinson  
Kim Taniguchi  
Mark Poché  
John Krueger  
Kellen Krueger  
Patti Skinner  
Tommy Skinner

**Other Attendees**

Nelda Duff

**Attachments**

- Draft Meeting Agenda (Exhibit A)
- Draft Board Meeting Minutes of 11/23/20 (Exhibit B)
- Draft Board Meeting Minutes of 12/09/2024 (Exhibit C)
- Draft Special Called Board Meeting Minutes of 1/13/2025 (Exhibit D)
- WCROA Treasurer's Report (Exhibit E)
- 2025 Election Process for Directors (Exhibit F)
- DRB Committee Report (Exhibit G)
- Land Management Committee Report (Exhibit H)
- Management Committee Report (Exhibit I)

**Business**

Having confirmed a quorum of Directors present to conduct the business of the WCROA, President Carol Weathers called the Board of Directors meeting to order at 9:03 AM, Saturday - January 25, 2025. In-person attendance was documented via WCROA Sign-In Sheet.

- **Draft Meeting Agenda Review and Approval.**  
Carol Weathers asked Board Members if there are changes needed to the draft Meeting Agenda provided (see Exhibit A). Hearing no change recommendations, a motion was

made by Chris Kelley that the draft Agenda be accepted for this meeting. The motion was seconded by John Manton and passed with unanimous consensus.

- **Dock Purchase Update**

Carol Weathers noted that the dock purchase is on schedule for closing on or before February 18<sup>th</sup>. Closing will be completed per Highland Lakes Title Company. It is possible that an insurance rebate of around \$1,800 may be received sometime after the purchase is complete due to a planned change in coverage amount for the dock/property.

- **Member Comments**

Jennifer Shuta requested that meeting packets be delivered to Property Owners greater than 24 hours in advance so that owners have time to review them in detail. Jennifer also requested that an update be provided regarding which Board Member(s) have oversight over which committees. John Krueger offered to provide pro bono tax preparation assistance on behalf of WCROA.

### **Items for Action**

- **Review and Approve 11/23/2024 Draft Meeting Minutes.**

A motion was made by Chris Kelley and seconded by Steve Meyers to approve draft meeting minutes of 11/23/2024. No further discussion was heard. The motion was passed by unanimous vote.

- **Review and Approve 12/09/2024 Draft Electronic Meeting Minutes.**

A motion was made by Chris Kelley and seconded by John Manton to approve draft meeting minutes of 12/09/2024. No further discussion was heard. The motion was passed by unanimous vote.

- **Review and Approve 01/13/2025 Draft Special Called Meeting Minutes.**

A motion was made by Chris Kelley and seconded by Steven Grigsby to approve draft meeting minutes of 01/13/2025. No further discussion was heard. The motion was passed by unanimous vote.

- **Discuss and Appoint DRB Committee Chair, Vice Chair and Member(s).**

A motion was made by Chris Kelley and seconded by Steven Grigsby to appoint Andy Gray as 2025 DRB Committee Chair, Terry Stracke as Vice Chair and Rob Sarnelli as a Member. The motion was passed by unanimous vote.

- **Discuss and Appoint Land Management Committee Chair and Member(s).**

A motion was made by Chris Kelley and seconded by Steven Grigsby to appoint Eliza Bishop as 2025 Land Management Committee Chair, and Jennifer Shuta and Randy Lester as Members. The motion was passed by unanimous vote.

- **Review and Approve 2025 Budget**

John Manton provided an overview of the proposed 2025 Budget (see Exhibit E, page 10), highlighting where monies were identified for allocation to the dock/land purchase. Additional presentation was heard from John regarding the provided Financial Statements. Much discussion was had with property owners regarding potential for cutting costs, decreasing the amount of reserve funds held for future use, increasing financial transparency, and releasing the proposed budget with sufficient time to review prior to Board approval. The Board committed to work toward these objectives and report progress at upcoming meetings. The goal is to improve tools used to record and report transactions, therefore improving communication and transparency with property owners. A motion was made by Chris Kelley and seconded by Steven Grigsby to

approve the proposed 2025 budget, as presented. The motion was passed by unanimous vote.

- **Approve the 2025 Board of Directors Election Process**

Nelda Duff outlined the process for conducting the 2025 Board of Directors (see Exhibit F). There are three positions expiring, with Carol Weathers, Cindy Taniguchi and Lee Kinard stating that they will not be seeking to extend their Board involvement at this time. All property owners are encouraged to speak with a current board member to discuss interest and may self-nominate. Important dates are:

- February 14<sup>th</sup>, nomination forms delivered via email
- March 4<sup>th</sup>, nomination forms due to Nelda by 12:00 noon
- March 11<sup>th</sup>, election ballots delivered to Property Owners via email
- March 27<sup>th</sup>, election ballots returned to Nelda by 12:00 noon
- April 19<sup>th</sup>, new board members will be announced at Round Up

### **Committee Reports**

- **Design Review Board – Andy Gray**

No oral report given (see Exhibit G for current activity).

- **Land Management Report – Eliza Bishop**

(See exhibit H.) Eliza discussed that low hanging limbs on the large oak tree at the barn are sagging further and should be addressed prior to damage occurring to the tree and/or vehicles driving under them. Several options were discussed, including use of limb saddles, reducing the weight of the limbs through pruning, removing the limbs, and rerouting vehicles. Costs for limb saddles and limb removal have been received, though additional bids are desirable. The Board will consider all options; no action will be taken today.

- **Maintenance Report – Nelda Duff**

(See exhibit I.) Nelda noted that a new Wolf Creek Ranch sign is budgeted this year for the East Gate. A future goal is to have matching signage at all 3 gates. Also, the well has developed a leak and is in the process of being repaired.

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

Mark reported that 30 calves were culled from WCR in 2024. Also, Mark has personally walked the Goodrich Ranch fence line and has not found where the zebras crossed onto WCR. The next fence for replacement will be behind the Dixon's place.

A motion to adjourn the meeting was made by Steven Grigsby and seconded by Steve Meyers. No further discussion was had. The motion was approved with unanimous agreement at approximately 10:56 AM.

Recorded and certified by:

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Cynthia Taniguchi, WCROA Secretary

Date

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

January 29 - 30, 2025

**Board Member Attendees**

Carol Weathers	Chris Kelley
Cindy Taniguchi	Lee Kinard
Steve Meyers	John Manton

**Item for Action**

Discussion and approval of combining Wolf Creek Ranch tracts WR2 and WR3.

The WCROA Board of Directors conducted electronic communications per email between January 29, 2025 and January 30, 2025 concerning a request made by Steven Grigsby to combine adjoining Wolf Creek Ranch tracts WR2 and WR3.

On January 29, 2025 at 1:56 PM, a motion was made by John Manton to approve combination of WCR tracts WR2 and WR3, upon completed subdivision of Tract MCE-2 by owner Marta Meier. The motion was seconded by Cindy Taniguchi on January 29, 2025 at 1:19 PM. No further discussion was heard and the motion was subsequently approved unanimously by email vote. The electronic meeting was adjourned on January 30, 2025 at 5:56 PM.

Recorded and certified by:

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

\_\_\_\_\_  
Date

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

February 17 - 18, 2025

**Board Member Attendees**

Carol Weathers	Chris Kelley
Cindy Taniguchi	Lee Kinard
Steve Meyers	John Manton
Steven Grigsby	

**Item for Action**

Discussion and approval of how to safely prune the large oak tree at the circle drive on Equestrian Way (next to the barn parking lot) to allow for safe passage of vehicles.

The WCROA Board of Directors conducted electronic communications per email between February 17, 2025 and February 18, 2025 concerning pruning of the very large oak tree at the barn circle drive. Currently, two limbs are reported by the Maintenance Committee to be in potential jeopardy, with a very large limb hanging over the driveway and a smaller limb hanging over the parking area and driveway. Three arborists have been consulted, two having similar opinions to leave the larger limb as is and remove the smaller of the two limbs. All arborists agreed that the tree is healthy and that limb removal (either or both limbs) would not harm the tree. Quotes for services were obtained from each arborist. It was noted that larger vehicles, trucks and trailers may be routed around these limbs, when necessary.

On February 17, 2025 at 8:16 AM, a motion was made by John Manton to approve hire of James Green of Green Tree Company for removal of the smaller limb only. The motion was seconded by Chris Kelley on February 17, 2025 at 8:30 AM. No further discussion was had and the motion was subsequently approved unanimously by email vote. The electronic meeting was adjourned on February 18, 2025 at 12:19 PM.

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**

February 19 - 20, 2025

**Board Member Attendees**

Carol Weathers	Chris Kelley
Cindy Taniguchi	Lee Kinard
Steve Meyers	John Manton
Steven Grigsby	

**Item for Action**

Discussion and approval of a change in WCROA financial accounting and reporting services.

The WCROA Board of Directors conducted electronic communications per email between February 19, 2025 and February 20, 2025 concerning potential for change in WCROA CPA services currently provided by ORW to Five Stone Tax Advisors (owned by WCROA property owner John Krueger). ORW currently charges WCROA \$650.00 per month for basic accounting services, including bookkeeping, associated financial reporting and tax preparation/filing. John Krueger has offered for his company, Five Stone Tax Advisors, to provide the same basic services at no cost to WCROA. Carol Weathers, John Manton and Chris Kelley have met in person with John Krueger to discuss his offer.

On February 20, 2025 at 1:28 AM, a motion was made by John Manton to approve transition of WCROA CPA services currently provided by ORW to Five Stone Tax Advisors. The motion was seconded by Lee Kinard on February 20, 2025 at 7:12 AM. No further discussion was had and the motion was subsequently approved unanimously by email vote. The electronic meeting was adjourned on February 20, 2025 at 11:59 AM. The transition is expected to take approximately 2 months to complete.

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 13 - 24, 2025

**Board Member Attendees**

Carol Weathers	Chris Kelley
Cindy Taniguchi	Lee Kinard
Steve Meyers	John Manton
Steven Grigsby	

**Item for Action**

Discussion and approval of changing the 2025 Round Up date from April 19<sup>th</sup> to April 26<sup>th</sup> and the next WCROA Board Meeting from April 26<sup>th</sup> to May 3<sup>rd</sup>.

A motion was made by Cindy Taniguchi to reschedule the 2025 Round Up event to April 26<sup>th</sup> and the subsequent WCROA Board Meeting to May 3<sup>rd</sup>. The motion was seconded by John Manton and, without further discussion, approved unanimously by email vote on March 24, 2025.

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 – 31, 2025

**Board Member Attendees**

Carol Weathers	Chris Kelley
Cindy Taniguchi	Lee Kinard
Steve Meyers	John Manton
Steven Grigsby	

**Item for Action**

Discussion and approval of procurement of Director and Officer (D&O) insurance coverage to replace an existing policy that is due to expire April 9, 2025.

Rick Ramos has advised the Board that current D&O insurance coverage will expire on April 9, 2025. He has shopped resources for a replacement policy and received two proposals:

- 1) El Dorado Insurance – Houston Office, Josh Ring
  - Total Premium = \$5,789.00; Broker fee = \$600.00; Premium = \$5189.00
  - Term = 1 year starting 4/9/2025
  - Coverage Limit = \$2,000,000.00
  - Additional coverages included:
    - Employment Practices Liability: protects association against claims of wrongful employment acts from volunteers, employees, deductible = \$25,000.00
  - Deductible amount = \$0 or \$25,000.00 based on type of claim
  - Exclusions: any claims resulting from use of horse facilities or use of helipad
  - Insurance Carrier = Travelers Casualty and Surety Company of America (same as our current policy)
  
- 2) Galloway Insurance Proposal - Burnet Office, Kyle Stripling, Owner
  - Premium = \$2,593.00; Broker fee = N/A, any fee paid to agency directly from insurance carrier
  - Term = 1 year starting 4/9/2025
  - Coverage Limit = \$2,000,000.00
  - Additional coverages included:
    - Employment Practices Liability: protects association against claims of wrongful employment acts from volunteers, employees
    - Optional Third Party Liability: covers claims from third parties including homeowners that allege discrimination, sexual harassment or wrongful eviction
  - Deductible amount = \$1,000.00 for all claim types
  - Insurance Carrier = Cincinnati Insurance Companies (very reputable firm with strong ratings by A.M. Best an independent provider of insurance ratings since 1899; along with strong financial ratings from Fitch Ratings, Moody's Investors, and S&P Global Ratings.

Discussion was had via email and individual communication with Rick Ramos. Hearing no objections, Carol Weathers made a motion on March 27<sup>th</sup> at 6:15PM that the Board accept the proposed D&O coverage from Galloway Insurance. The motion was seconded by Cindy Taniguchi and a unanimous “Yes” vote was given by board members. The decision was completed via email at 4:35PM on March 31, 2025.

Recorded and certified by:

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

\_\_\_\_\_  
Date

DRAFT

# Wolf Creek Ranch Owners' Association

## Treasurers Report

Q1- May 3<sup>rd</sup> 2025

### Overall Financial Condition

Through the end of the 1st Qtr. of 2025, we continued to be in good financial shape.

### CPA's Statement of Assets, Liabilities and Equity – 3/31/2025 (attached)

- **Road Reserve Fund** stands at \$113,348.49, no Road Reserve was contributed in 2025, instead the funds were directed to the purchase of the Dock Land in the amount of \$50,363.
- **Operations–Sustainability (Rainy Day) Fund** \$54,750
- **Contingency Allowance** is \$7,000
- **The CD Ladder will be rolled over this month**, CD-1 is \$91,829.04, CD-2 is \$22,957.26 (totaling \$114,786.30 earning 4%)

### Statement of Revenue and Expenses – 03/31/2025 (Attached)

### Unexpected Ranch Expenditures

- **Main-Gate Water Well pressure tank failed.** *(Water well provides water to Barn/Office, 2 stock tanks at Pasture, Main-Gate entrance sprinkler system. (Quotes received for work were between \$5K+ and \$3K+. WCR staff replaced at a cost less than \$850.)*

### 2025 Dues Collection Status:

- 61 Owners are paid in full, 3 Owners are on the Monthly Plan and we have 4 no-pays as of 2025-Apr-28
- No-Pays were notified with additional letter outlining the additional monthly charges accruing.

### 2025 Approved Budget (1/25/2025) (From Jan-Mar 2025)

- See attached

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

**Wolf Creek Ranch Owners' Association**  
**Statement of Assets, Liabilities, and Equity - Tax Basis**  
**As of March 31, 2025**

**ASSETS**

**Current Assets**

**Checking/Savings**

1102 · Cash-Wells Fargo #3191	\$ 94,387.81
1106 · PNC Bank Money Market - 1615	72,040.35

**Total Checking/Savings** 166,428.16

**Accounts Receivable**

1200 · Dues Accounts Receivable	20,049.00
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**Total Accounts Receivable** 20,049.00

**Other Current Assets**

1109 · Wells Fargo/WCROA CD 2113	22,957.26
1111 · Wells Fargo/WCROA CD 6817	91,829.04
1320 · Gate Clickers for Sale	486.71

**Total Other Current Assets** 115,273.01

**Total Current Assets** 301,750.17

**Fixed Assets**

1300 · Equipment & Fixtures	2,850.00
1400 · Accumulated Depreciation	(2,850.00)

**Total Fixed Assets (See Notes 2 & 3)** 0.00

**TOTAL ASSETS** \$ 301,750.17

**LIABILITIES & NET ASSETS**

**Liabilities**

**Current Liabilities**

**Other Current Liabilities**

2300 · Employment Taxes Payable	\$ 622.29
2330 · FUTA Payable	42.00
2340 · SUTA Payable	21.11

**Total Other Current Liabilities** 685.40

**Total Current Liabilities** 685.40

**Total Liabilities** 685.40

**Net Assets**

3000 · Operating Fund	18,495.05
3010 · Cap Maint-Road Resurf Res Fund	113,348.49
3020 · Operations-Sustainability Fund	54,750.00
3045 · Contingency Allowance	7,000.00
32000 · Retained Earnings	6,582.31
Net Income (loss)	100,888.92

**Total Net Assets** 301,064.77

**TOTAL LIABILITIES & NET ASSETS** \$ 301,750.17

## Wolf Creek Ranch Owners' Association

### Actual to Budget Variance Report Tax Basis

For Three Months Ended March 31, 2025

	<u>Jan - Mar 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
4000 · Annual Dues Assessments	183,600.00	183,600.00	0.00	100.0%
4002 · Handling Fee & Late Fees	998.00			
4004 · Prior Year Carryover	0.00	12,000.00	-12,000.00	0.0%
4005 · Grass Lease	2,000.00	2,000.00	0.00	100.0%
4020 · Interest Income	1.78			
4025 · Miscellaneous Income	26.22			
<b>Total Income</b>	<b>186,626.00</b>	<b>197,600.00</b>	<b>-10,974.00</b>	<b>94.45%</b>
<b>Expense</b>				
5001 · Wages	8,442.43	35,880.00	-27,437.57	23.53%
5010 · Payroll Tax Expense	645.85	2,500.00	-1,854.15	25.83%
5011 · Futa Expense	42.00	110.00	-68.00	38.18%
5012 · Suta Expense	21.11	75.00	-53.89	28.15%
5014 · Health Care	0.00	0.00	0.00	0.0%
5015 · Mileage Reimbursement	170.85	700.00	-529.15	24.41%
5020 · Contract Labor	2,060.00	7,000.00	-4,940.00	29.43%
5025 · Computer & Internet Expense	564.05	1,600.00	-1,035.95	35.25%
5030 · Insurance Expense	-1,744.33	16,100.00	-17,844.33	-10.83%
5040 · Firewise Expense	308.72	2,000.00	-1,691.28	15.44%
5055 · Office Expense	532.14	1,200.00	-667.86	44.35%
5056 · Bank Charges	0.00	50.00	-50.00	0.0%
5065 · Postage & Delivery	205.60	300.00	-94.40	68.53%
5069 · Legal & Consulting	0.00	1,000.00	-1,000.00	0.0%
5070 · Accounting Fees	2,999.05	7,800.00	-4,800.95	38.45%
5072 · Events/Annual Board Meeting	38.17	500.00	-461.83	7.63%
5081 · Repairs & Maintenance-Gates	504.70	965.00	-460.30	52.3%
5082 · Repairs & Maintenance-Dock	0.00	2,000.00	-2,000.00	0.0%
5083 · Repairs & Maintenance-Fences	0.00	1,000.00	-1,000.00	0.0%
5084 · Repairs & Maintenance-Roads	0.00	500.00	-500.00	0.0%
5085 · Tools, Equipment & Supplies	200.28	300.00	-99.72	66.76%
5086 · R & M-Facilities & Grounds	1,802.76	5,700.00	-3,897.24	31.63%
5090 · Telephone - Office	706.22	2,700.00	-1,993.78	26.16%
5091 · Telephone - Gates	706.99	2,700.00	-1,993.01	26.19%
5110 · Utilities	1,246.73	5,300.00	-4,053.27	23.52%
5115 · Website	0.00	290.00	-290.00	0.0%
5120 · Trash Pick-Up	2,541.33	10,400.00	-7,858.67	24.44%
5210 · Groundskeeping	0.00	5,400.00	-5,400.00	0.0%
5220 · Wildlife Management	0.00	1,300.00	-1,300.00	0.0%
5300 · Property Taxes	2,532.89	2,535.00	-2.11	99.92%
5400 · Licenses and Permits - Dock	25.00	100.00	-75.00	25.0%
5600 · Lease-Boat Dock	682.66	685.00	-2.34	99.66%

**Wolf Creek Ranch Owners' Association**  
**Actual to Budget Variance Report Tax Basis**  
**For Three Months Ended March 31, 2025**

	<u>Jan - Mar 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
7000 • Federal Income Tax Expense	0.00	110.00	-110.00	0.0%
8010 • Road Resurfacing Reserve	0.00	0.00	0.00	0.0%
8025 • Dock Repair	0.00	2,000.00	-2,000.00	0.0%
8030 • Fence Section Replacement	0.00	9,000.00	-9,000.00	0.0%
8050 • Cactus Abatement/Land Mgmt.	10,138.88	17,800.00	-7,661.12	56.96%
8052 • Ranch Enhancements	<u>50,363.00</u>	<u>50,000.00</u>	<u>363.00</u>	<u>100.73%</u>
<b>Total Expense</b>	<b>85,737.08</b>	<b>197,600.00</b>	<b>-111,862.92</b>	<b>43.39%</b>

## Improvement Projects

Owner	Tract	DRB POC	App Date	Project Description	Contractor	Approval	Start	Anticipated Completion	Status
Sarnelli	MCW-6 B1	Andy	8/12/2024	Add paver entrance to home	Chris Ward	8/25/2024	9/15/2024	9/30/2024	Complete
Sarnelli	MCW-6 B1	Andy	11/13/2024	Add solar panels to roof	Freedom Solar	12/12/2024	11/26/2024	Jan-25	Complete
Taniguchi	MCW-7B	Terry	11/12/2024	Add storage barn	TBD	12/12/2024	Apr-25	May-25	In Progress

## New Construction

<u>Owner</u>	<u>Tract</u>	<u>DRB POC</u>	<u>App Date</u>	<u>Contractor</u>	<u>Approval</u>	<u>Start</u>	<u>Anticipated Completion</u>	<u>Status</u>
Kwolek	WR-1B1A	Andy	1/12/2024	David Weekly Homes	3/25/2025	Pending		
Tamolones	MCE-3	Rob	11/13/2024	Currey Builders	Pending			Pending

Wolf Creek Ranch Owners Association  
Land Management Report  
May 3, 2025

<b>Budget for 2025:</b>	<b>\$17,800</b>	<b>Approximate Allocations:</b> \$6,000 for Cutting cedars/brush/raising Canopy	\$88.26/Tract
<b>Amount spent as of 5-3-25:</b>	<b><u>\$10,139</u></b>	\$4,000 for weed control on roads/pastures	\$58.82/Tract
<b>Remaining funds for 2025:</b>	<b>\$ 7,661</b>	\$7,800 for all other work	<u>\$114.70/Tract</u>
		Total per Tract (68 Tracts)	\$261.78/Ttract

**List of Projects for 2025/2026:**

Curve on WB-8/ Line of sight (Ask for permission from owner)	Eliza/Ramon
Commons across from WB-7 – remove broken limb	Eliza/Ramon
Office area- Remove dead limb in Oak Tree	Eliza/Ramon
Arena – Remove bush	Eliza/Ramon
Road to Tommy’s shed – widen brush	Eliza/Ramon
Commons along RR 2341 – Cut and spray (Remedy/Diesel) White Brush, Agarita, Persimmon, Catclaw	Eliza/Ramon
Commons along RR 2341 – (Front of RR-1) – Cut and remove dead trees and brush along fence	Eliza/Ramon
Commons along RR 2341 in front of AC-4 – Remove brush/raise canopy of trees	Eliza/Ramon
Commons – across from WB- 6-8 – Cut Brush and remove, stump spray/Raise canopy of Cedars	Eliza/ramon
Commons – (front of MCE-3) – Cut and spray (Remedy/Diesel) Persimmon for additional pastureland	Eliza/Ramon
Commons– in front of MCE-3 - Remove dead trees caught along/in creek and in trees	Eliza/Ramon
Office Area – Clean Ball Moss out of Oak Trees	Eliza/Ramon
Commons – (Left side of Helipad) – Cut and spray (Remedy Diesel) to reclaim pasture area (not until 2026)	Eliza/Ramon
Commons – (Across from ER – 11 & 12) – Reclaim / Cut and spray (Remedy/Diesel) White brush, Agarita, Persimmon (2026)	Eliza/Ramon
Tunnel – Cut trees overhanging road / thin trees on the downside	Eliza/Ramon/Jennifer
Lake view Park – Remove dead cactus / move rocks / cut and spray (Remedy/Diesel) brush	Eliza/Jennifer/Randy
WB Trail – spray regrowth of brush and bramble with Pasture guard/Remedy/Diesel	Eliza/Ramon
Morgan Creek – Remove dead trees along creek close to RR 2341	Eliza/Ramon
Commons along ALL roadsides – Cut, spray stump and remove brush/raise canopy	Eliza/Ramon
White Bluff Road – Remove vines out of Oak Tree	Eliza/Ramon
Barn area – Create pasture area per recommendation of Kelly Tarla (Texas A&M extension (not until 2026)	Eliza/Ramon

Dock – Remove vines, ball moss, and dead limbs out of trees Oak Trees		Eliza/Ramon
Dock – Remove dead trees		Eliza/Ramon
Main Gate pasture – remove dead limbs out of trees		Eliza/Ramon
Pig Pen area – Remove dead tree		Eliza/Ramon
Burn Brush – burn large brush pile by Morgan Creek	Spring 2025	Eliza/Jennifer/Andy/Ramon

**Work Completed 2025:**

Commons – across from WB-7-8 – Cut dead cedars, Oak Trees Raise Canopy	1/7/25	Eliza/Ramon
Commons – across from WB-8 – Cut dead cedars, Oak Trees Raise Canopy	1/8/25	Eliza/Ramon
Commons across from WB -9 – Oak Field - Cut up fallen Oak Tree, broken limbs	1/7/25	Eliza/Ramon
Main Field – Cut out Mistletoe out of trees	1/7 & 8/25	Eliza/Ramon
Picked up cut Oak (fire wood) and hauled to Morgan Creek - 4 Loads	1/7&8/25	Eliza/Ramon
Commons – across from WB-9 – Remove 3 very large stumps	1/8/25	Eliza/Ramon
Pick up Chipper – Minuteman Rental – Return chipper	1/13/25, 1/14/25	Eliza
Commons – across from WB—6B-7 – Mulch cut debris	1/13/25	Eliza/Ramon
WBT road across from WB-5/6 – Remove limbs out of dry creek	1/28/25	Eliza/Ramon
Morgan Creek – Remove dead trees along bank and by Pavilion	1/28/25	Eliza/Ramon
Pavilion – Raise canopy of Oak tree above the grill area	1/28/25	Eliza/Ramon
WCR road along AC-1 – Raise Canopy of Oak Tree above road	1/28/25	Eliza/Ramon
Office – Remove limbs from very big Oak Tree hanging over the road	1/28/25	Eliza/Ramon
Oak Field behind WB -8 – Cut brush with DR Mower/move rock and move wood out of way	2/10/25	Eliza/Randy/DR Mower
Pick up sunk pump at Minuteman rental for brush burn	2/21/25	Eliza
Burn Brush – burn large brush pile by Morgan Creek from Spring 2024 and Fall 2024	2/22/25	Eliza/Jennifer/Andy/Ramon
Return sunk pump to Minuteman rental	2/24/25	Eliza
Morgan Creek – Pull vines out of Persimmon trees along the bank	2/22/25	Jennifer/Ramon
Commons along the roads from the Pass to ER-5 – Remove brush	2/22/25	Eliza/Ramon
Commons – across from of WB 6-8 – Remove cut cedars and dead trees (4 loads)	2/24/25	Eliza/Ramon
Commons – across from of WB 6-8 – Remove cut cedars and dead trees (4 loads)	2/24/25	Eliza/Truck/Trailer
Commons – across from of WB 6-8 – Remove cut cedars and dead trees (7 loads)	2/27/25	Eliza/Ramon
Commons – across from of WB 6-8 – Remove cut cedars and dead trees (6 loads)	2/27/25	Eliza/Truck/Trailer
Office area – Oak Tree limbs / Remove big limb.	3/3/25	Green Tree Company
Commons – across from of WB 6-8 – Remove cut cedars and dead trees (7 loads)	3/3/25	Ramon
Commons – across from of WB 6-8 – Remove cut cedars and dead trees (5 loads)	3/3/25	Eliza/Truck/Trailer

**List of work for volunteers:**

Davis way – spray herbicide on road edge	Eliza
Office – pick up cut logs with tractor and take to the Oak pile by Morgan Creek	Eliza

Middle Gate – Mow and clean beds after Bluebonnets seed out  
Oak Field across from WB-8 – Cut/ stump spray mesquite, Persimmon, agarita

Eliza  
Eliza/Randy

**Other work Completed:**

Oak Field behind WB-8 – haul 1 load of limbs to burn pile 2/11/25  
Oak Field behind WB-8 – Haul 1 load of limbs/brush to burn pile 2/15/25  
Oak Field behind WB-8 – Haul 1 load of limbs/brush to burn pile 2/16/25  
Middle gate – Mowed, clean weeds out of beds, herbicide road edge 4/14/25  
Pavilion – herbicide parking area, along road, around building 4/15/25  
Main Gate – Herbicide around wall, well area, road edge 4/16/25  
Barn – herbicide around barn, arena, dumpsters, road edge 4/16/25  
East gate – herbicide road edge, around kiosk 4/16/25  
Pavilion – removed cactus in rock in front of parking and replaced rock 4/24/25

Eliza  
Eliza  
Eliza  
Eliza/mower  
Eliza  
Eliza  
Eliza  
Eliza  
Eliza

**Land Management Committee**

Eliza Bishop (Chair) 713-385-9389  
Randy Lester 214-803-2424  
Jennifer Shuta 859-512-4170

Wolf Creek Ranch  
Land Management Report for 5/3/2025  
Common Grounds 2025/2026

Safety:

- Blind Curves
- Road Sides
- Low Hanging Limbs

Fire Wise Projects:

- Road sides
- Firebreaks
- Fences
- Cactus

Roads: Culverts – Keep brush out of openings

- Erosion – remove brush in ditches so water flows properly
- Reflectors – remove brush for visual
- Grass Growing on road edge to 1' to 2'
- Cactus - remove
- Grass Growing along roadsides out to 6' to 8' – kill weeds so cattle keep grass eaten down

Public Areas Requiring Regular Maintenance:

- Office Parking lot – Keep the canopy of the very large Oaks above 12' -14", remove dead limbs and ball moss
- Keep the canopy of trees raised in the following areas:
- Equestrian area – arena, round pen
- Garbage area
- Drive to garbage area
- Gate for waste disposal access

Pavilion and Parking Area - Keep Oak tree limbs raised

The Dock – keep brush cut along drive and trees raised

- Entrance
- Drive In/Out
- Parking

White Bluff Trail – Cut brush back on trail, remove fallen limbs/trees, check trail arrows/signage

Safety:

- Blind Curves: Removes small brush / cactus to open line of sight (Picture provided) Improvement of visibility of vehicular traffic, Pedestrian Traffic on the roads
- Road Sides: Remove Brush close to roads to improve line of sight. Improvement of Visibility of hogs, cattle, wildlife along roads. Improve sides to be able to mow with tractor.
- Low Hanging Limbs: Remove low hanging limbs over roads Improve safe driving conditions such as vehicles swerving into oncoming lanes and destruction of vehicles/Trailers

Fire Wise Project:

- Road Side: Remove Brush to create a grass buffer. Spray weeds to enhance grass growth.
- Fire Breaks: Remove Flammable brush and raise limbs of trees.
- Fences: Remove brush on fence line along FM2341 for fence burn protection
- Cactus: Remove from designated areas

Roads:

- Culverts: Clear all brush in front and behind to create sufficient water flow.
- Ditches: Remove brush to allow water flow
- Grass growing on edge of roads: Spray Glyphosate to kill all vegetation for a 1' path along road. Preservation of road - Vegetation growing thru the tar and chip makes it easy for the edges to break away
- Grass growing off sides of roads – encourage native grasses
- Cactus: Remove from road sides

### Cattle Ranching:

- Pastureland: Remove brush to maximize grazing land.
- Cactus: Continue to kill/remove cactus in grazing land.

### Maintenance Efficiency:

- Determine ways to be more efficient with the mowing aspects
  - Example:
    - Herbicide specific areas
    - Weed control to encourage native grasses to grow
    - Remove rocks along the sides of the roads
    - Allow the native grasses to grow taller to improve the root system and replenish the seed stock
    - Spray cut bushes / trees with Remedy & Diesel to prevent regrowth

### Contractor Needs:

- Experienced tree trimmers to cut low hanging limbs.
- Personal to remove large brush.
- Personal to do work that is too hard for the average individual of the ranch from volunteer projects.
- Personal to spray remedy on cut persimmon/scrub brush to do a final kill to eliminate regrowth.

### Supplies:

- 25 Gallon Sprayer
- Glyphosate, Surfactant, Blue marking spray indicator
- Remedy/diesel, Blue marking spray indicator
- Chain saw, Gas, Oil
- 1 Hand sprayers – 2 gallon

### Debris Areas:

- Brush/burn pile by Morgan Creek
- Mulched cedar placed in area by Morgan Creek
- Cut Oak/Mesquite logs for ranch owner use placed by Morgan Creek

# WCR Maintenance Report

May 3, 2025 WCROA Board Meeting

Nelda Duff, Ranch Manager

## Completed projects since last Board meeting:

- Landscape Main & East Gates
- Excavate location for new pressure tank
- Install new pressure tank
- Replace two backup batteries gates
- Repair damaged hill lights
- Repair trailer
- Miscellaneous maintenance

## 2025 Proposed Projects:

Project	Project Description	Priority	Cost Est\$	Budgeted?	Actual Cost\$
Well	Replace well backflow valve/turned out be a pipe leak	1.0	\$750.00	Y	\$285.00
Gate Landscaping	Mulch for Main and East Gates	1.1	\$300.00	Y	\$324.00
Gate Plants	Add/replace select plants at gate entrance	1.1	\$1,000.00	Y	\$482.00
Flags at Main Gate	Replace US & Texas flags	1.2	\$350.00	Y	\$260.00
Misc supplies & materials	trlr light,pvc,plugs,kobalt battery,hill bulbs,etc	1.3	\$2,300.00	Y	\$1,300.00
Ranch Signage Updates	Replace rotting posts, add select new signs	2.0	\$500.00	Y	
Main Gate Watering	Reconfigure sprinkler heads/locations	2.1	\$225.00	Y	
Pavilion table	Resurface table top of round table near water				
Paint Barn	West side hail marks				
Pavilion safety Railing	Safety Steps and railing at Pavilion				
Mailbox/Pavilion seal	Seal cement pad (500sqft + 900sqft)				
Well	Excavate & install pressure, misc fittings				\$715.00
			<b>\$5,425.00</b>	<b>\$ 5,425.00</b>	<b>\$3,366.00</b>

The MLDP Harvest season has ended for the year. The hunters fulfilled the ranch list of homeowners wanting a deer. The total harvest by the hunters this year culminated in 10 deer being taken, several of which were bucks needing to be culled from our abundant heard.

For those new homeowners interested in the program and possible participation, in the coming week, an email will be sent out describing the participation process. Thank you.