

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

23 July 2016

**Attendees:**

Fred Ball  
Eliza Bishop  
Jan Buechler  
Warren Dold  
Jim Fletcher  
Lee Kinard  
John Manton  
Ellis McKanna  
Lyn Mefford  
Tom Mitchell  
Susan Mitchell  
Bob Ring

Patty Skinner  
Tommy Skinner  
Debra Burge  
Bobby Burge  
Warren Struss  
Karol Shepherd  
Stephanie Black  
Robert Hamm  
Jenny Hamm  
Gene Petru  
Dorine Petru  
Jim Weathers

**Attachments**

Agenda  
Sign-in Sheet  
Treasurer's Report

DRB Report  
Ranch Maintenance List  
Original Dock Photographs

Having confirmed a quorum of directors present to conduct the business of the Association, President Mitchell called the meeting to order at 10:02 AM in the Mitchell's home. A warm welcome to our newest board member, Ellis McKanna. Also a warm welcome to our newest owners, Robert and Jenny Hamm who purchased the MCW-2 and to Robert Jones who purchased the Hill home on WB-5A at 1000 White Bluff Trail. A motion was made and seconded to accept the agenda.

Meeting minutes of the previous Board meeting of 7 May 2016, were circulated via email prior to today's meeting. The minutes were accepted by the Board.

**Election of VP**

With the vacancy left by Lyn Mefford's resignation, the board elected Jim Fletcher as the new VP. Congratulations Jim. The board and positions are now:

Tom Mitchell – President  
Jim Fletcher – Vice President  
John Manton – Treasurer  
Lee Kinard – Secretary  
Bob Ring – Director  
Fred Ball - Director  
Ellis McKanna – Director

**New Owners**

As an unexpected event on the agenda, Warren Dold introduced Robert and Jenny Hamm. A warm welcome and we are happy to have you.

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**Management Certificate**

President Mitchell exhibited a copy of the latest management certificate to be filed and recorded with the county showing the officers, etc. of Wolf Creek Ranch Owner's Association.

**Treasurer's Report**

John handed out the latest report for review. As usual, the report generates many side discussions, since it touches everything associated with the ranch. One such discussion centered around road repairs and in particular the pending repair of Morgan Creek Cove cul-de-sac. Repair of that section of the road has been delayed due to continued construction on surrounding lots and the need to completely replace the base material on the circle itself due to so much damage by heavy trucks. The board thanks Karol Shepherd for her patience during this period.

John reports that the Burnet Central Appraisal District (BCAD) has been using aerial photos of the ranch to reassess the basis for taxes and located our barn, fenced areas, pavilion and mailbox gazebo which they had not assessed previously. Consequently, our common area taxes will go up by approximately \$900 per year. Apparently the dock was not included in this assessment.

John says he will be making a concerted effort to simplify the reporting of the budgets in the future. For instance, reporting all utilities as one line item rather than eight.

**Firewise Committee**

Tommy Skinner stated his concern for everyone on the ranch in case of any type of fire. He reiterated that the county has declared a burn ban until further notice, because of the lack of rains for the last couple of months and the intense 3-digit temperatures we are experiencing. He says that we need to trim and cut trees along our road so that a fire-break is maintained by the road and so that a large fire engine can negotiate the road. The board thanks the volunteers who did the trimming of sight-lines along the road and saved a lot of money.

Stephanie Black says that the Firewise Community status is being renewed and owners should fill out a form and turn in to Nelda whenever mowing, trimming or cutting is done. Nelda needs the completed forms by 3 October.

Tommy said he will contact the local VFD to make sure our water tanks are full.

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**Fencing, Ag Exemption & Grazing Lease**

Warren Dold reported that 6 miles of the 9 mile fencing project are complete. He also talked about the rogue cattle on WCR and how they might have gotten through the fence.

Warren reported on the coming selection of a new rancher who will purchase the grazing lease on WCR. There are three candidates:

Sid Evans

David Russell

Gilbert Riojas

Meetings with each rancher are in process and a recommendation will be made at the next board meeting.

Warren reported that about 50% of the WCR ranch land is available for grazing and that the ranchers being interviewed may be interested in doing cactus and cedar abatement themselves since it will be to their benefit. The hope is that they will take on the expense themselves.

Warren says that our current date to reintroduce cattle on the ranch is 1 January 2018, but that if we do it on 1 January 2017 we can "bank" one year as insurance against another possible drought. The board agreed to begin the new grazing lease on 1 January 2017.

**DRB**

See handout. There are 6 homes currently under construction. The McLelland's have determined that there are many springs on their property and are having to reassess their foundation.

There was a discussion of construction signs vs the declarations. Tom read the declaration section 8.10 to the attendees which states that temporary signs to provide directions and that are approved by the DRB are acceptable. Since there are 6 homes under construction and because the Grigsby's and the Wong's properties are adjacent, there have been mix-ups in delivery of material to the sites. The board and the DRB approved a builder's sign to be placed on each site and the handmade signs are to be removed.

**Dock**

Ernest Meyers has been maintaining the dock for several years, but has decided he doesn't want the job anymore. He was asked to bid on repairs needed to maintain the dock. His quote contains many items he believes are needed and the total adds up to more than the board is willing to approve. Once again there was discussion about eliminating the dock even though it is an amenity that existed when WCR properties were marketed. Lee provided photos of the original dock. The suggestion was made to poll the owners to see who wants to

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keep the dock and who wants to get rid of it and the expense. The board approved this action and Tom and Lee will work on the polling.

**Ranch Maintenance**

A five page handout was provided which is a working list of items that need to be accomplished. Lyn Mefford spoke to the list.

**Insurance**

Bob Ring reported that the WCR insurance cost went down by about \$700/year.

He also says that the helipad is still an issue and needs attention. Someone should look into a hold harmless letter to be signed by any entity potentially using it.

**Hog Control and Deer Management**

Fred said that 7 large hogs have been trapped and eliminated due to the hog trapping program.

Fred said that the deer herd assessment needs to be done by October. The Petrus agreed to participate.

**Report on Executive Session of the WCR Board**

Tom reported that an executive session of the board was held before this meeting and at 9 AM. The first topic was to provide a raise for Nelda and the title of Ranch Manager. The second topic was to make a decision on the Burge and Struss issue which has been brought to the board again.

**Security**

Jim Fletcher reiterated that our local Constable, Leslie Gray, has been requested to make unplanned tours through WCR occasionally to provide the appearance of a law officer. Mr. Gray has agreed to begin January 2017 when he officially begins his term.

Next meeting is set for 5 November 2016.

Tom Mitchell adjourned the meeting at approximately 12:23 PM.

Submitted and Certified by:

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Lee Kinard, Secretary

Date