

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

5 November 2016

Attendees

Tom Mitchell
Fred Ball
Bob Ring
John Manton
Ellis McKanna
Jim Fletcher
Lee Kinard
Eliza Bishop
Bill Bishop
Warren Dold
Nelda Duff

Kay Lester
Becky Carlberg
Tom Sanders
Susan Mitchell
Patty Skinner
Tommy Skinner
Debra Burge
Mark Stracke
Terry Stracke
Stephanie Black

Attachments

Agenda
Sign-in Sheet
Treasurer's Report
2016 Dues Payment Plans
Firewise Committee Report

Grazing Lease
Perimeter Fence Recon Plan
Ranch Prep for Cattle Lease
Workman's Comp Statement
DRB Report

Having confirmed a quorum of directors present to conduct the business of the Association, President Mitchell called the meeting to order at 10:04 AM in the Mitchell's home. A motion was made and seconded to accept the modified agenda.

Meeting minutes of the previous Board meeting of 1 October 2016, were circulated via email prior to today's meeting. The minutes were challenged in the meeting and will be amended and recirculated for board approval.

Bill Bishop thanked the board for their work, but requested that special meetings of the board be minimized because absentee owners are at a disadvantage when trying to attend.

Kay Lester suggested that the board use teleconferencing during the meetings so that absentee owners can attend by telephone.

Treasurer's Report

John handed out the latest report and proposed budget for review. He pointed out several budget overages and explained that it is due to adjustments after PAMCO quit. Several adjustments to the proposed budget were discussed and John will resubmit for board approval.

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Firewise Committee

Tommy Skinner updated the attendees on progress on his helipad. Bob Ring brought up the potential liability for the Association relative to the helipad at the main gate. A discussion ensued and Bob was asked to generate a quote for the helipad. Jim Fletcher said he will check with the county and see if they will pay for repainting of the main gate helipad since it is for the general neighborhood use.

Tommy handed out an update on the Firewise Committee. See attached.

Fencing, Ag Exemption & Grazing Lease

Warren Dold handed out review copies of the preliminary grazing lease agreement with David Russell dated 27 Oct. 2016. See attached. Relative to insurance coverage for Mr. Russell, Bob Ring handed out a set of potential requirements. Warren will ask Mr. Russell for a certificate of insurance from his insurance provider so that the board has a better understanding of coverages. The finalized and executed lease agreement will be posted in the WCR office.

Warren handed out a phased plan for WCR fence reconstruction titled Perimeter Fence Reconstruction Program. The plan contains three phases with costs and estimates and when completed in 2024, all of the perimeter fencing will have been reconstructed so that it will turn a cow. Phase 1 should be completed this year. See attached. Warren intends to contact the Goodrich Ranch investor who owns the ranch land adjacent to WCR to see if he is amenable to cost sharing of the fence between WCR and him.

DRB

Jim Fletcher said that there have been two requests. One from Bill Meier to make modifications to his shed and the other from Doug Hawthorne for his addition of a playhouse. It was suggested that a reminder be sent to all owners about submitting review material whenever a construction project is considered.

Dock

Lee will develop a method for polling the ranch owners about the dock and he will contact Gerald McLelland about getting the dock evaluation done.

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Ranch Maintenance

It has been determined that there is no committee, but that Ellis McKanna will be the board representative to assist Nelda in accomplishing ranch maintenance jobs.

Eliza Bishop discussed ranch maintenance since the beginning of WCR. She started a job spreadsheet which Nelda is using to track the various jobs. Eliza handed out the attached plan outline for preparation of the ranch to accept a herd of cows this winter. Motion was made by Bob Ring that the plan be accepted and it was seconded by John Manton. Motion passed by acclamation.

Insurance

Bob Ring reported on the question of workers compensation insurance for volunteer workers. See attached.

Roundup

Roundup is set for 8 April in conjunction with the Bluebonnet Festival.

Next meeting is set for 4 February 2017.

Tom Mitchell adjourned the meeting at approximately 1:12 PM.

Submitted and Certified by:

Lee Kinard, Secretary

Date