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.

Wolf Creek Ranch Owner's Association
Board of Directors Meeting Minutes
23 July 2016

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.

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. Their 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

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:

6 Oct 2016

Lee Kinard, Secretary — Date

DRAFT AGENDA

WCROA BOARD MEETING

July 23, 2016

10:00 am – 100 Morgan Cove

Mitchell Residence

- Call to order, 9 AM – T. Mitchell
- Convene to Executive Session, 9 AM
- Re-call to order & Opening Remarks, 10 AM – Regular Session
- Confirm Board Quorum – T. Mitchell
- Circulate Sign In Sheet to all Attendees
- Welcome Ellis McKanna as new Board member – T. Mitchell
- Welcome new WCROA property owners – T. Mitchell
- Approval of 7/23 draft agenda – WCROA Board
- Approval of prior meeting minutes – WCROA Board
- Election of Vice President – WCROA Board
- Filing of Revised Management Certificate – T. Mitchell
- Treasurer's Report – J. Manton
- Committee Status
    - Firewise – T. Skinner
    - Cattle, Fencing, Ag Exemption – W. Dold
    - Design Review – J. Fletcher
    - Dock – L. Kinard
    - Ranch Maintenance & Roads – L. Mefford
    - Insurance – B. Ring
    - Employee Relations – B. Ring
    - Roundup Planning – B. Carlberg
    - Wildlife Management (Deer & Hogs) – F. Ball
    - Adopt-A-Highway – C. Weathers

- WCROA Web Page – J. Manton

- New Committee Volunteers – T. Mitchell
- Executive Session Review and Discussion
- WCR Security – J. Fletcher
- New Business
- Schedule next meeting
- Adjourn

WCROA BOARD OF DIRECTORS MEETING

Saturday, July 23, 2016, 10:00 AM
100 Morgan Cove

Sign in Sheet

1) Tom Mitchell
2) SUSAN "
3) JIM FLETCHER
4) Debra Bluge
5) LEE KINARD
6) ELLIS McKANNA
7) JOHN MANTON
8) Warren Sunn
9) Fred Ball
10) Bob Ring
11) Jan Beechly
12) Karol Shepherd
13) Eliza Bishop
14) Patti & Tommy Stanine
15) Lyn Mefford
16) Stephanie Black
17) Robert & Jenny Horn
18) Warren & Peter Dold
19) GENE & DORINE PETRU

20) Jim Weather

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KINARD

Wolf Creek Ranch Owners Association

Treasurer's Report

July 23, 2016

Overall Financial Condition

With the second quarter ending of 2016, overall budget items are under budget and the WCROA is well prepared for the remainder of 2016. Undoing of the financial/budget/banking/dues collection tracking from the PAMCo engagement and restarting with the CPA firm Taber & Burnet is continuing and nearly complete.

Summary of Assets – 6/30/2016 (Detail attached)

- Road Reserve $166,000
- "Rainy Day" Reserve $20,000
- Total Reserves $186,000

Summary of Expenses – 6/30/2016 (Detail attached)

- **Roads** – Paved from Middle Gate to end of White Bluff Trail and Davis Way (Budget $100,000 Actual $94,650 Under Budget $5,350)
- **Fence** – North/Northeast section (Budget $6,425 Actual $2,100 Under Budget $4,325)
- **Cactus Abatement** – Waiting until Aug/Sep to treat
- **Adams Creek** – Dredge of low-water crossing scheduled for Aug/Sep (~$1,000)
- **Road blind spots** – WCR volunteers along with grounds keeping crew minimized cost greatly (potential savings of $13K - $16K)
- **White Bluff Trail** – Remove fallen tree, cactus, rocks $400
- **Dock repairs** – TBD (depending on BOD accepting decision of Dock Committee)
- **Smaller Items**
  - Railroad-tie replacements behind barn $600
  - Main Gate sprinklers ~$800
  - Additional Mailboxes $1,500
  - Morgan Cove street sign replacement $TBD
  - WCR office hot water heater ~$400

2016 Dues Collection Status as of 7/22/2016

- 62 owners are paid in full
- 5 owners are on the payment plan
- 1 owner is in arrears on interest/service charge

Five-Year Plan

Road repairs on the remainder of the ranch (Pave from Hampton House to the Middle gate estimated cost $97,920, the remaining Fences TBD, Dock TBD.

Wolf Creek Ranch Owners' Association
Statement of Assets, Liabilities, and Equity
As of June 30, 2016

Assets

Current Assets		
Cash-Wells Fargo #3191		$ 18,851.37
Cash-Savings Wells Fargo		81,868.10
Pamco Accounts		(1,265.79)
American Bank of TX-CD 11151		13,279.79
American Bank of TX-CD 11245		104,548.55
Annual Dues Receivable		8,765.00
Total Current Assets		226,047.02
Equipment & Fixtures		
Equipment & Fixtures	$ 2,850.00	
Gate Remote Clickers	226.56	
	3,076.56	
Accumulated Depreciation	(2,850.00)	
Total Property, Equipment and Fixtures (See Note 2 & 3)		226.56
Total Assets		$ 226,273.58

Liabilities and Equity

Current Liabilities		
Employment Taxes Payable		$ 780.18
FUTA Payable		23.04
SUTA Payable		286.85
Total Current Liabilities		1,090.07
Equity		
Capital Maintenance-Road Resurfacing Reserve Fund	$ 175,000.00	
Operations-Sustainability Fund	50,000.00	
Retained Earnings-Operating Fund	183.51	
Total Equity		225,183.51
Total Liabilities & Equity		$ 226,273.58

See Accountants' Compilation Report

Wolf Creek Ranch Owners' Association
Statement of Revenues and Expenses
For the Period Ended June 30, 2016

	1 Month Ended June 30, 2016	Pct	6 Months Ended June 30, 2016	Pct
Revenue				
Annual Dues Assessments	$ 0.00	0.00	$ 163,200.00	98.81
Dues Interest & Late Fees	194.00	48.84	1,409.00	0.85
Interest Income	203.23	51.16	557.37	0.34
Total Revenue	397.23	100.00	165,166.37	100.00
Expenses				
Wages	2,880.00	2.64	6,240.00	3.85
Payroll Tax Expense	220.32	0.20	477.36	0.29
Futa Expense	17.28	0.02	37.44	0.02
Suta Expense	215.14	0.20	466.13	0.29
Mileage Reimbursement	151.00	0.14	595.50	0.37
Contract Labor	720.00	0.66	3,906.00	2.41
Computer & Internet Expense	54.95	0.05	329.70	0.20
Insurance Expense	0.00	0.00	6,651.00	4.11
Firewise Expense	0.00	0.00	1,000.00	0.62
Office Expense	29.99	0.03	2,802.73	1.73
Bank Charges	0.00	0.00	6.00	0.00
Postage & Delivery	0.00	0.00	181.36	0.11
Memberships, Subscriptions & Misc.	0.00	0.00	125.89	0.08
Legal & Surveying Services	0.00	0.00	250.00	0.15
Accounting Fees	1,500.00	1.37	2,495.00	1.54
Events/Annual Board Meeting	0.00	0.00	1,132.25	0.70
Pamco Management Fee	0.00	0.00	3,200.00	1.98
Pamco Payroll Expense	0.00	0.00	5,660.69	3.50
Repairs & Maintenance-Gates	0.00	0.00	292.81	0.18
Repairs & Maintenance-Dock	600.00	0.55	1,425.00	0.88
Repairs & Maintenance-Fences	1,900.00	1.74	2,100.00	1.30
Repairs & Maintenance-Roads	57.35	0.05	213.09	0.13
Repairs & Maintenance-Facilities & Gr	134.30	0.12	439.18	0.27
Telephone - Office	168.05	0.15	1,019.85	0.63
Telephone - Gates	159.21	0.15	1,034.72	0.64
Utilities-Barn	59.66	0.05	387.72	0.24
Utilities-Main Gate	50.87	0.05	290.16	0.18
Utilities-Middle Gate	42.77	0.04	259.43	0.16
Utilities-East Gate	55.10	0.05	338.90	0.21
Utilities-Pavilion	39.84	0.04	240.68	0.15
Utilities-Hill Lights	51.39	0.05	326.21	0.20
Utilities-Hill Lights 2	52.68	0.05	352.42	0.22
Utilities-Dock	50.69	0.05	304.50	0.19
Trash Pick-Up	288.03	0.26	1,712.94	1.06
Groundskeeping	4,980.00	4.56	18,328.05	11.32
Property Taxes	(804.77)	(0.74)	1,119.83	0.69
Licenses and Permits - Dock	25.00	0.02	50.00	0.03
Security Service	0.00	0.00	700.00	0.43
Lease-Boat Dock	804.77	0.74	804.77	0.50
Road Improvements	94,650.00	86.71	94,650.00	58.44
Total Expenses	109,153.62	100.00	161,947.31	100.00
Net Income (Loss)	$ (108,756.39)		$ 3,219.06	

See Accountants' Compilation Report

Wolf Creek Ranch Owners' Association
Notes to the Financial Statements
Selected Information - Substantially All Disclosures Required by Generally Accepted Accounting Principles Are Not Included

Note 1 - Organization

The property owners' association is a non-profit organization, formed under article 1396-901, Texas Non-Profit Corporation Act.

Note 2 - Property

The property owners' association obtained ownership of common areas and improvements March 21, 2000. These common areas comprised of 119.242 acres of land, roadways that consist of 49.665 acres of land, and improvements. The improvements consist of a barn/ranch office building, a pavillion, a mail kiosk, a dock, a helipad, three security gates and numerous fences. The association has the responsibility to maintain these common areas and roadways.

Note 3 - Property Value

The Burnet Central Appraisal District has placed market values on these assets as follows:

119.242 acres	Market Value $ 888,353	Agriculture Use Value $9,706
49.665 acres (roadways)	Market Value $ 37,000	
Improvements	Market Value $ 14,400	
	Total Market Value $ 939,753	

Taxable value, $61,106; taxes assessed to WCROA 2015 $1,119.83

Burnet Central Appraisal District added several properties to the tax rolls in 2016. Barn, fenced areas (2), Pavilion and Mailbox gazebo. This will increase the property tax owed by approximately $900 annually.

Wolf Creek Ranch Owners' Association
Actual to Budget Variance Report
For the Six Months Ended June 30, 2016

	June 30, 2016	Annual Budget	Variance	Percentage of Budget
Revenue				
Annual Dues Assessments	$ 163,200.00	$ 163,200.00	$ 0.00	100.00
Dues Interest & Late Fees	1,409.00	1,180.00	229.00	119.41
Interest Income	557.37	837.00	(279.63)	66.59
Total Revenue	$ 165,166.37	$ 165,217.00	$ (50.63)	99.97
Expenses				
Wages	$ 6,240.00	$ 24,960.00	$ (18,720.00)	25.00
Payroll Tax Expense	477.36	1,909.44	(1,432.08)	25.00
Futa Expense	37.44	149.76	(112.32)	25.00
Suta Expense	466.13	149.76	316.37	311.25
Mileage Reimbursement	595.50	2,600.00	(2,004.50)	22.90
Contract Labor	3,906.00	7,488.00	(3,582.00)	52.16
Computer & Internet Expense	329.70	790.00	(460.30)	41.73
Insurance Expense	6,651.00	7,400.00	(749.00)	89.88
Firewise Expense	1,000.00	1,320.00	(320.00)	75.76
Office Expense	2,802.73	780.00	2,022.73	359.32
Bank Charges	6.00	0.00	6.00	-
Postage & Delivery	181.36	360.00	(178.64)	50.38
Memberships, Subscriptions & M	125.89	240.00	(114.11)	52.45
Legal & Surveying Services	250.00	0.00	250.00	-
Accounting Fees	2,495.00	650.00	1,845.00	383.85
Events/Annual Board Meeting	1,132.25	150.00	982.25	754.83
Pamco Management Fee	3,200.00	9,600.00	(6,400.00)	33.33
Pamco Payroll Expense	5,660.69	0.00	5,660.69	-
Repairs & Maintenance-Gates	292.81	300.00	(7.19)	97.60
Repairs & Maintenance-Dock	1,425.00	1,056.00	369.00	134.94
Repairs & Maintenance-Fences	2,100.00	600.00	1,500.00	350.00
Repairs & Maintenance-Roads	213.09	540.00	(326.91)	39.46
Tools, Equipment & Supplies	0.00	540.00	(540.00)	-
Repairs & Maintenance-Facilities	439.18	1,200.00	(760.82)	36.60
Telephone - Office	1,019.85	1,980.00	(960.15)	51.51
Telephone - Gates	1,034.72	2,040.00	(1,005.28)	50.72
Utilities-Barn	387.72	864.00	(476.28)	44.88
Utilities-Main Gate	290.16	708.00	(417.84)	40.98
Utilities-Middle Gate	259.43	516.00	(256.57)	50.28
Utilities-East Gate	338.90	696.00	(357.10)	48.69
Utilities-Pavilion	240.68	468.00	(227.32)	51.43
Utilities-Hill Lights	326.21	648.00	(321.79)	50.34
Utilities-Hill Lights 2	352.42	660.00	(307.58)	53.40
Utilities-Dock	304.50	612.00	(307.50)	49.75
Trash Pick-Up	1,712.94	3,444.00	(1,731.06)	49.74
Groundskeeping	18,328.05	34,850.00	(16,521.95)	52.59
Wildlife Management	0.00	1,620.00	(1,620.00)	-
Property Taxes	1,119.83	1,100.00	19.83	101.80
Licenses and Permits - Dock	50.00	75.00	(25.00)	66.67
Security Service	700.00	0.00	700.00	-
Lease-Boat Dock	804.77	900.00	(95.23)	89.42
Contingency Allowance	0.00	78.04	(78.04)	-
Federal Income Tax Expense	0.00	250.00	(250.00)	-

See Accountants' Compilation Report

Wolf Creek Ranch Owners' Association
Actual to Budget Variance Report
For the Six Months Ended June 30, 2016

Special Projects - TBD	0.00	20,000.00	(20,000.00)	-
Road Resurfacing Reserve	0.00	(85,500.00)	85,500.00	-
Road Improvements	94,650.00	100,000.00	(5,350.00)	94.65
Fence Section Replacement	0.00	6,425.00	(6,425.00)	-
Cactus Abatement/Land Mgmt.	0.00	10,000.00	(10,000.00)	-
Total Expenses	$ 161,947.31	$ 165,217.00	$ (3,269.69)	98.02

See Accountants' Compilation Report

Design Review Board Activity Report

January 24, 2016 – July 22, 2016

The following requests and actions of Design Review Board took place since the WCROA Board meeting of January 24, 2016:

Recent Approved and Under Construction Single Family Dwellings

1. March 30, 2016 Steven and Toni Grigsby submitted New Home Application request for approval to construct a single family dwelling on Tract WR-2

   DRB Action: Approval was granted May 3, 2016

2. April 28, 2016 Chan Son Wong submitted New Home Application request for approval to construct a single family dwelling on Tract WR-1B-1B

   DRB Action: Approval was granted on May 13, 2016

Previous Approved and Under Construction Single Family Dwellings

1. Keith and Jan Buechler, Tract ER-10B
2. Gerald and Sue McLelland, Tract WB-8
3. Mark and Terry Stracke, Tract MCW-6A
4. Kim and Cindy Taniguchi, Tract MCW-7B

Other Projects Under Construction

1. John and Barbara Manton and Becky Carlberg, construction of a metal outbuilding, Tract ER-7B

Prepared by Nelda Duff, Wolf Creek Ranch

Location	Priority	Start	Finish	Area	Project	Laborer	Supplies	Cost	Contractor	Bid
Adams Creek	B	to begin when creek dries up some -Aug/Sept		culverts	clean out so all water goes under road	Todd Bostic			Bostic	1,000.00
Barn/Office Area	A			retaining wall	replace RR ties	Ramon Avilla	labor & material		Ramon Avilla	600.00
Barn/Office Area	A	04/19/16	04/19/16	inside stall	corn in garbage can - clean up and seal	Tommy Jones				
Barn/Office Area	B	04/23/16	04/23/16	Round Pen	remove leaves along bottom of panels	Allen Hopson Lanscape & Irrigation				
Barn/Office Area	B	04/23/16	04/23/16	Arena	remove cactus at gate	Allen Hopson Lanscape & Irrigation				
Barn/Office Area	B			barn front	power wash and wood treat	*Susan M./Jim Fletcher checking pricesfor power washer*	labor & material		Ramon Avilla	1,000.00
Barn/Office Area	B	04/19/16	04/19/16	inside barn	cave swallow - removenest on middle beam near back door	Tommy Jones				
Barn/Office Area	B			inside barn	tackroom door & bathroom doors - sand and paint	Tommy Jones	sand paper, paint, paint brushes			
Barn/Office Area	B			back of barn	bird nest - remove from rack of sliding door	Tommy Jones				

Location	Priority	Start	Finish	Area	Project	Laborer	Supplies	Cost	Contractor	Bid
Barn/Office Area	C	as needed		office	check for bats / bat pooh smell and droppings	Tommy Jones				
Barn/Office Area	C			trees	remove ball moss		manually removed		Ramon Avilla	1,200.00
Barn/Office Area	C			Barron property	diseased tree - remove and discard properly (Dont Spread Spores)					
Barn/Office Area	C			Round Pen	Panels - sand & paint					
Barn/Office Area	C			Round Pen	low hanging tree limb- raise (can wait until using)					
Barn/Office Area	C			Arena	low hanging limb -raise (can wait until using)					
Dock	B	05/06/16	05/06/16	Drive -in	trim trees/bushes & raise canopy	Allen Hopson Landscape & Irrigation				
Dock	B	05/06/16	05/06/16	Drive -out	trim trees/bushes & raise canopy	Allen Hopson Landscape & Irrigation				
Dock	B			Picnic area	remove weeds from steps	Allen Hopson Landscape & Irrigation				
Dock	B	04/18/16	04/18/16	Drive - out	post missing sign -remove post or remove nail or replace sign	Tommy Jones				

Location	Priority	Start	Finish	Area	Project	Laborer	Supplies	Cost	Contractor	Bid
Dock	C			Picnic area	trim / clean flower bed	Allen Hopson Landscape & Irrigation				
Dock	C			Picnic area	railing - sand and varnish	Community Project				
Dock	C	05/16/16	05/16/16	Picnic area	remove grill	Tommy Jones				
East Gate										
Hampton House	A	06/18/16	06/18/16	house	remove trees in curve obstructing view	Community Project				
Hampton House	A	06/18/16	06/18/16	crossing	remove trees	Community Project				
Hwy 2341/Hwy 29	C			intersection	sign with WCR Logo - remove or repaint	Susan Mitchel gathering bids			OMT Signs to Go	541.25 473.59
Main Gate	B	05/14/16	05/14/16	Brick Wall	Cut & remove vines	Allen Hopson Lanscape & Irrigation				
Main Gate	B			sprinklers	repair sprinkler system				Allen Hopson Lanscape & Irrigation	800.00
Main Gate	C			gate	paint	Community Project				
Main Gate	C			light fixture	paint	Community Project				
Main Gate	C			flagpoles	paint	Community Project				
Main Gate	C			Kiosk	WCR Logo - paint	Community Project	clean & acrylic spray paint			
Main Gate	C	as needed		flags	replace	Nelda				

Location	Priority	Start	Finish	Area	Project	Laborer	Supplies	Cost	Contractor	Bid
Main Gate										
Main Gate										
Main Gate										
Middle Gate	B	05/03/16	05/03/16	Entrance	sign - sand and paint with wood treat	Tommy Jones	sand paper, varnish,paint brushes			
Panthers Draw	A	06/18/16	07/10/16	crossing area	remove trees blocking views and in concrete	Community Project				
Panthers Draw	B			concrete crossing	repaint lines with reflector beads/ check reflectors	Tommy Jones				
Pavilion	B			north light	cave swallow nest - remove	Tommy Jones				
Pavilion	B			east side of roof	remove tree limb hitting roof	Tommy Jones				
Pavilion	B			stairs to water	trim limb hanging over stairs	Tommy Jones				
Pavilion	B			gutters	clean out leaves /debris	Tommy Jones				
Pavilion	C			structure	power wash / wood treat					
Pavilion	C			rock shore by water	remove debris frm floods					
Roads	A	06/18/16	07/15/16	blind curves	remove trees/bushes from underneath large trees open view	Community Project			Roman Avilla	included in 16,000

Location	Priority	Start	Finish	Area	Project	Laborer	Supplies	Cost	Contractor	Bid
Roads	C	05/03/16		all	signs - sand & treat	Tommy Jones	sand paper, varnish, paint brush			
Roads	C			culverts	remove debris to allow good water flow	Tommy Jones				
Roads	C			White bluff	crushed culvert					
Roads	C			all	remove cactus to 6' from edge of road				Roman Avilla	16,000.00
Roads	C			all	remove trees/bushes to 6' of edge of road				Roman Avilla	included in 16,000
The Pass	B	04/18/16	04/18/16	reflectors	remove trees growing over reflectors	Tommy Jones				
The Pass	C			large sign	WCR sign with Logo - remove or repaint					
Tool Shed										
White Bluff Park										
White Bluff Trail Road	B	07/15/16	07/15/16	trail	remove cactus, remove fallen tree, clear rocks	Allen Hopson Landscape & Irrigation			Ramon Avilla Jeremy Dodd	400.00 400.00