

# Wolf Creek Ranch



## Maintenance Committee Meeting Minutes

Date of meeting: 31 July 2020

Attendees: Eliza Bishop, Rick Ramos, Nelda Duff, Kim Taniguchi

Location: Pavilion

1.	<p>Reviewed and discussed updated Maintenance Committee work list. See attached. Following are salient points/items:</p> <ol style="list-style-type: none"><li>Repainting signage as needed – Consider removing address numbers from the Morgan Cove sign(s). Currently up to 110 is incorrectly shown.</li><li>Middle Gate – Consider having a wildflower area designated for the Middle Gate. This area would be inside the gate on the west side.</li><li>Private drives with decomposed granite spreading onto the road – Rick to bring this up at the next board meeting. Owners with drives where DG is spreading onto the road should sweep it back onto their drive.</li></ol>
2.	<p>Trimming oaks – Eliza will meet with Warren Struss tomorrow (01 Aug) to trim the oak trees at the mail boxes and at the barn/office. Eliza will contact Ramon to see if he has a couple of guys available to help with the trimming and possibly other tasks, as time allows.</p>
3.	<p>RCL invoice #197 for lawn work in the amount of \$291 was approved for payment.</p>
4.	<p>Kim volunteered to sand the picnic tables at the pavilion and barn in preparation for refinishing by Eliza.</p>
5.	<p>Remaining budget for Groundskeeping is approx. \$3000 pending board approval of suggested budget adjustments made by the Treasurer.</p>
6.	<p>Split of Maintenance Committee – To be discussed further at the next board meeting.</p>
7.	<p>Disposition of Morgan Cove – Maintenance items for Morgan Cove and how they are to be handled will be discussed at the next board meeting.</p>
8.	<p>Roads – There are several areas that should be addressed soon. If left to degrade further the amount of work and cost for same will be much more. See below:</p> <p style="text-align: center;"><b>Potential Roadside Work 2020</b></p> <ul style="list-style-type: none"><li>Panther Draw – Shore up ground on the front side of culverts</li><li>Area between WB 6 and WB 5 – Culvert – Shore up backside/downside</li></ul>

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	<ul style="list-style-type: none"><li>• RR 1 - Pot hole/base failure on Wolf Creek Ranch Road</li><li>• RR 3 – Pot hole/base failure on Wolf Creek Ranch Road</li><li>• RR 4 – Pot hole/base failure on Wolf Creek Ranch Road</li><li>• RR 4 – shoulder in curve eroded</li><li>• Hallelujah Hill - 2 dips from base changes</li><li>• MCW 6A – 132’ of shoulder erosion</li><li>• MCW 6A – shoulder in curve to Morgan Cove eroded</li></ul>
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## Wolf Creek Ranch Owners Association

### Working Maintenance List for 2020

7/30/20

GK – Grounds Keeping

F – Facilities / Repairs and Maintenance

R – Roads / repair and maintenance

C/LM – Cactus/ Land Management

FR – Fence / Repair and maintenance

CL – Tommy' responsibilities

GK Mow pasture along Main field (bottom of WB road)	1/18/20	Eliza
GK Mow pasture at Morgan Creek	1/18/20	Eliza
GK 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
LM Mulch stacked cedars in pasture on top WB in curve	1/7/20	ROW
GK Remove cedars in commons along FM2341 in front of RR4	1/19/20	Ramon/Eliza
GK Clean pasture along main field (bottom of WBT road)	1/19/20	Ramon/Eliza

F	Replace gutter on roof at the mailbox	4/21/20	Kim
GK	Remove barb wire in commons by the office	7/10/20	Eliza
GK	Cut and remove brush in pasture by the barn		Ramon/Eliza
GK	Cut and remove cedars in Oak Tree Grove in front of WB-5/WB-6	(Isaah – Meyers Cedar Co.)	
GK	Discuss WB Trail to the point of WB (White Bluff Park)		Postponed
GK	Cut and Remove dead cedars / raise canopy of large cedars along WB road		Ramon 2021
GK	Cut and remove brush in small open areas in commons in front of AC-4	2/2/20	Ramon/Eliza
GK	Cut and remove cedars/brush at the road to the Pass	2/16, 2/29/20	Ramon/Eliza
GK	Cut and remove Cedars along road down the hill from Hallelujah Hill		Ramon/Eliza
GK	Cut cedars under Oak Tree on road of Hallelujah Hill		Ramon/Eliza
GK	Purchase battery powered blower – Tommy	2/23/20	Eliza
R	Repair road base in front of kiosk at middle gate	12/27/19	Eliza/Kim
GK	Put rock in ditch at low water crossing by office	7/10/20	Eliza
F	Signage repainted as needed		Nelda/Tommy
G	Weld metal plate under cattle guard at middle gate	3/25/20	Tommy
FR	Put T-post along fence in pasture at the curve at top of WB	1/20/20	Tommy
GK	Raise canopy of Oaks over hanging roads - MCW-5		
GK	Raise canopy of Oaks over hanging roads – WR-2	March	Grigsby

GK	Trim Oaks touching the roof of the Pavilion	2/18/20	Ramon/Eliza
GK	Mulch flower beds at the Main Gate (Before Round up)	4/25-26/20	Eliza/Kim/Mark
GK	Clean Trash at Tommy's workshop		Winter 2020
GK	Remove debris in trees at Morgan Creek in front of MCE-3		Crew
GK	Walk the roads and cut and spray brush WR-1A1 to WR-2		Ramon/Eliza
R	Continue to install / adjust / replace reflectors along roads		Eliza
G	Create cactus flower bed at middle gate		Volunteer Group
GK	Cover with dirt / add cactus on white rock by road to the Pass	2/16/20	Ramon/Eliza
G	Order and pick up metal plates for cattle guard	3/19/20	Eliza
GK	Purchase safety cones and vest for Tommy	2/14/20	Eliza
GK	Cut persimmon along MCW-1	2/29/20	Ramon/Eliza
GK	Clean Creek in front of Pavilion	2/29/20	Ramon/Eliza
GK	Clean gutters at Pavilion	4/26/20	Eliza
GK	Clean brush along water at Dock Area	2/29/20	Ramon/Eliza
GK	Cut brush along powerline on WB	3/1/20	Ramon
GK	Replace rock on rock grill at Pavilion	3/? /20	Tommy
F	Remove ceiling fans at Pavilion	2/? /20	Tommy
F	Fix railroad ties in parking lot at Pavilion		Ramon/Eliza

GK	Discuss Tommy's replacement	Decided to keep in house with volunteers/Outside help when needed	
F	Repair 2 Toilets at office	2/24/20	Highland Lakes Plumbing
GK	Clean Oak at Hampton House in Creek		Ramon
GK	Pick up limb at the Pig Pen on Morgan Creek	7/25/20	Eliza
GK	Inform people to sweep the granite gravel back onto theirs drives		Nelda/email owners
R	Spray road edge at the construction gate	4/25/20	Eliza/Mark
GK	Pick up brush at the Pass	4/28/20	Ramon/Eliza
GK	Pick up / mulch brush on White Bluff under the power line	4/28/20	Ramon/Eliza
F	Sand and paint black railing coming down road from Hallelujah Hill		Get Bid for 2021
R	Fix pot holes in roads and in entrances	4/15/20	Eliza/Kim
GK	Spray (Pasture guard) new growth of regrowth of bushes – along WB and ER properties		Ramon/Eliza
GK	Dock Area – pick up remaining debris piles	7/17/20	Eliza
F	Dock Area – replace rail at deck / picnic area	4/1/20	Tommy
GK	Spray (Herbicide) around barn, arena, round pen, dumpster	3/27/20	Eliza
GK	Remove sucker mesquite in commons by AC-4	4/28/20	Ramon/Eliza
GK	Reclaim commons on White Bluff	3/1/20	Ramon/Eliza
C/LM	Spray (weed herbicide) pastures in commons in April	4/30/20	Neil

(RR-1,RR-2,RR-3,RR-4, by burn pile, bottom of WB road, under power line on WB)

C/LM	Spray cactus – Oct/Nov		Neil
R	Spray road edge with herbicide	7/31/20	Eliza/Volunteer driver
GK	Field at Main gate – cut 1 dead trees in May	5/21/20	Ramon/Eliza
GK	Remove fallen limbs across fence on FM 2341 in front of WB-7	5/21/20	Ramon/Eliza
GK	Remove 2 dead limbs by the Hampton House	5/21/20	Ramon/Eliza
LM	Mulch brush piles in Commons along FM 2341 in front of RR – 2	5/24/20	ROW
GK	Fill holes behind RR ties at barn area	4/14/20, 4/25/20	Eliza/Tommy/Kim
F	Wash Mailbox Area	4/15/20	Tommy/Eliza
GK	Mow Pastures	4/24/20, 4/26/20, 5/15/20, 5/24	Eliza
F	Buy Rat Boxes for the Office/barn	5/16/20	Eliza
F	Review signage for Morgan Cove		Kim
F	Follow up with Denny regarding painted sign facing FM 2341 and Morgan Creek		Eliza
F	Middle Gate – Replace light fixtures		Carol
G	Middle gate – Discuss future bluebonnets / grass as it matures		Eliza
F	Wash signs at the burn pile area		Eliza
G	Bushes along road on Kinard property (ask to remove)		Rick
F	RR ties behind round pen – Repair		Eliza/Kim

### **Tommy's Work / Responsibilities**

CL Blow out Barn	Eliza
CL Blow Dock picnic area / pick up trash	Eliza
CL Keep Mail box area clean	Eliza
CL Mow – East Gate, Construction gate, Arena gate	Eliza
CL Mow- Middle gate	Eliza
CL Remove cow poop in Pavilion	Eliza
CL Wash Pavilion / floor and picnic benches	Eliza/Kim
CL Wash inside Barn/ Isle way / Walls	Eliza/Kim/Ramon
CL Barn – sweep/clean inside stalls	Eliza/Kim/
CL WD-40 locks on all gates	Eliza
CL Put out Ant Bait – Extinguish Plus / Amdro Fire Ant bait	Eliza
CL Sweep / blow debris off low water crossings	Kim
CL Re-hang signs knocked down by cows	
CL Clean out culverts after rains	