

DRAFT AGENDA
WCROA BOARD OF DIRECTORS Meeting
Saturday, April 25, 2026 @ 9:00 AM
Silver Creek Fire Hall & Community Center, 101 CR 128, Burnet

- * Call Meeting to Order
- * Confirm Board Quorum (Roll Call)
- * WCROA Attendee Sign-In Sheet
- * Announce the WCROA 2026 Election results
- * Approve April 25, 2026 Draft Agenda for WCROA Meeting
- * Address Action Items listed on the January 22, 2026 WCROA Draft Minutes:

2025-01. Main Gate Redesign. Jennifer presented two options at the August 2025 Board meeting. The Board decided not to include the main gate redesign in the 2026 budget and defer to later years. Recommend keeping this action item open with a note to review in late 2026 to decide whether to include it or not in the 2027 budget.

2025-02. Road Resurface Plan. The Board requested Kim Taniguchi to present the Road Maintenance Committee's repair plan at the November 2025 Board meeting. The road plan was presented and remains open as an option for consideration.

2025-03. Alternate Road Resurface Plan. As requested, Aaron Shuta presented an alternative "all-at-once" plan. Follow up action is for WCR homeowners to provide feedback and comments on this plan.

2026-01. Update Committee Document. The Board will work with Nelda to update the 2023 document on committees that shows roles and responsibilities, committee members, and Board liaisons for all the committees.

- * WCROA Member Comments

ITEMS FOR ACTION

- * Approve the appointment of Officers to the WCROA Board of Directors
- * Approve Signature Change at Wells Fargo and PNC
- * Approve January 22, 2026 Draft Minutes
- * Approve February 25, 2026 Electronic Draft Minutes

COMMITTEE REPORTS

- * Treasurer – TBD
- * Design Review Board – Rob Sarnelli
- * Land Management - Eliza Bishop
- * Maintenance – Nelda Duff
- * Roads – Kim Taniguchi
- * Insurance – Rick Ramos
- * Cattle and Fence – Mark Stracke
- * Dock – Chris Pezold
- * FireWise - Andy Piechowski
- * Managed Land Deer Program – JP Krueger

Adjourn

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

January 22, 2026 – Silver Creek Fire Hall & Community Center

Board Member Attendees

Steven Grigsby
John Krueger
Fred Machell
John Manton

Steve Meyers
Mark Poché
Terry Stracke

WCR Property Owner Attendees

Bill Bishop
Eliza Bishop
Chris Burkett
Mike Burkett
Eric Dixon
Toni Grigsby
Lee Kinard
Lyn Mefford
Pete Mefford
Andy Piechowski
Helen Piechowski

Mary Poché
Rick Ramos
Rob Sarnelli
Sarah Sarnelli
Aaron Shuta
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 November 22, 2025 (Exhibit B)
- Draft Electronic Board Meeting Minutes of November 26 - 28, 2025 (Exhibit C)
- WCROA Treasurer's Report (Exhibit D)
- DRB Committee Report (Exhibit E)
- Land Management Committee Report (Exhibit F)
- WCR Maintenance Report (Exhibit G)
- Road Work (Exhibit H)
- Insurance Report (Exhibit I)
- MLDP Report (Exhibit J)

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 6:00 PM, Thursday – January 22, 2026. 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 Krueger to accept the draft Agenda for this meeting. The motion was seconded by John Manton and passed by unanimous vote.

- **Member Comments**

1. **WCR Committees.** Jennifer Shuta asked about the WCR committees and associated Board members who are liaisons to the committees. A document was approved in February 2023 addressing this issue, and that document needs to be updated. The update includes changes to the committees (chairs, membership, and liaisons) and information on new committees that have been formed in the last 3 years. The Board agreed to take this on as Action Item 2026-01.
2. **Gate Decorations.** Eliza Bishop expressed praise for the gate decorations for the holidays, and this was seconded by others. We recognize John Manton for making this happen and appreciate his efforts on the ranch that sometimes go unnoticed.

Items for Action

- **Review and Approve 11/22/25 Draft Meeting Minutes.**

A motion was made by Terry Stracke and seconded by John Manton to approve the draft meeting minutes of 11/22/25 (see Exhibit B). No further discussion was heard. The motion was passed by unanimous vote.

- **Review and Approve 11/26/25 Draft Electronic Meeting Minutes.**

This meeting was conducted by email and dealt with the Krueger's fence being setback by 85 feet instead of the required minimum of 100 feet. The project was halted by the DRB, then appealed by the Krueger's. After discussion, the Board granted a variance to allow the project to continue. A motion was made by John Manton and seconded by Mark Poché to approve draft electronic meeting minutes of 11/26/25 (see Exhibit C). No further discussion was heard. The Board approved this request by unanimous email vote. John Krueger did not participate in the Board's decision since it involved his property.

- **Appoint DRB Committee Members.**

After discussion, the following changes were recommended to the DRB: Andy Gray is stepping down, and Kay Lester is joining the DRB. Rob Sarnelli will be the chair of the DRB with Mike Burkett vice chair. Rob and Mike agreed and Kay will be notified since she was not present. Steven Grigsby made a motion to approve the DRB member appointments and seconded by Steve Meyers. The motion was approved by unanimous vote.

- **Appoint Land Management Committee Members.**

The current Land Management committee members agreed to continue serving on the committee with Eliza Bishop as chair, and Jennifer Shuta and Randy Lester as members of the committee. Steven Grigsby made a motion to approve the Land Management Committee members, and John Krueger seconded the motion. No further discussion was heard, and the motion was approved by unanimous vote.

- **Appoint Covenant Amendment Committee Members.**

At the November 2025 Board meeting, the Board voted to appoint the Covenant Amendment Committee. Steven Grigsby recommended that the President of the Board provides committee oversight. Carol Weathers and Lyn Mefford agreed to serve on the committee. Steven Grigsby made a motion to appoint Carol and Lyn to the committee

with President providing oversight. John Krueger seconded the motion, and no further discussion was heard. The motion was passed by unanimous vote.

- **Approve Upcoming 2026 Board of Directors Election Process.**

Two Board members' terms are expiring in April 2026 (Steven Grigsby and John Manton). All WCROA members are encouraged to run for the Board. Board members serve three-year terms with position expirations rotating. There are no term limits for the Board. In accordance with the WCROA bylaws, the distribution and deadline dates are as follows:

1. Friday, February 13, 2026: Email Director nomination form with instructions
2. Thursday, March 5, 2026: Nomination forms due by noon
3. Monday, March 9, 2026: Nomination bios due by noon
4. Wednesday, March 11, 2026: Email ballots with instructions and nominee bios
5. Friday, March 27, 2026: Ballots due by noon
6. Results of the election will be announced at the annual WCR Roundup on Saturday, April 18, 2026.

John Manton made a motion to approve the 2026 Board of Directors Election Process. Mark Poché seconded the motion, and no further discussion was heard. The motion was approved by unanimous vote.

Committee Reports

- **Treasurer – John Manton (See Exhibit D)**

1. Treasurer's report included a Statement of Assets, Liabilities, and Equity, and a Statement of Actual to Budget Variance Report.
2. Cash in Operating Fund & Money Market Fund is \$107K. Road Reserve Fund is at \$113K, which is contained in 2 CD's that mature in March. Operations-Sustainability Fund is at \$55K. Contingency allowance is \$7K.
3. An excess of \$7.2K was reported for Actual to 2025 Budget. This excess will be applied to the Road Reserve Fund. A list of overspends and underspends was provided in the Treasurer's report.
4. There were some charges that were not passed on to homeowners who paid their dues by credit card. That problem will be fixed going forward.
5. An issue was brought up on differences in the 2026 budget and the reported financials for Jan-Dec 2025. Specifically, the 2026 budget in line item 5014 has \$39.6K for contract labor with a 0% change from 2025. The financial report for Jan-Dec 2025 shows \$39.3K budgeted and \$37.8K actual for wages, payroll tax, Futa, Suta and mileage. The Treasurer was asked to make the numbers consistent in the reports.
6. The \$8000 refund check from the IRS has not arrived but is being tracked and will be reported when it happens.

- **Design Review Board – Rob Sarnelli (See Exhibit E)**

1. New Home Builds in progress or on the boards
 - Kwolek (WR-1B1A), 80% complete, expected completion March 31st.
 - Tamulones (MCE-3), 20% complete, estimated completion October 1st.
 - Hughes (ER-13A), no updates to DRB since August 2025.
 - Tomlinson (MC-2/MC-3), site cleared and prepped, PEC poles relocated
2. Improvement Projects in progress
 - Krueger, frontage fence in progress after board approved variance
 - Machell, roof replacement starting soon
 - Piechowski, metal outbuilding installation, slab complete

3. Improvement Projects complete
 - Krueger, perimeter fence
 - Lester, solar panel installation
 - Machell, deck replacement
 - Stark, relocate visible storage container
- **Land Management – Eliza Bishop (See Exhibit F)**
 1. Eliza provided a detailed list of work/projects for the commons in Exhibit F, covering the next 3 years.
 2. The list is very detailed and well organized. The Board and WCR homeowners greatly appreciate the hard work of the Land Management Committee and providing a detailed plan.
 3. Activities include:
 - Cleaning out trees and brush in dock area. Some trees tagged by PEC still need to be trimmed.
 - Some trees overhanging the road need to be cut back.
 - Check White Bluff Trail to see if it needs clearing. Last done 2 years ago.
 - A tree fell by the Comegys' impacting a sign directing traffic and that sign needs to be repaired.
 - Burn planned for the spring when burn ban is lifted so that there won't be brush piles during summer months.
 - \$4000 planned for spraying along the roads and common areas. Spraying wasn't done in the last year.
- **Maintenance Report – Nelda Duff (See Exhibit G)**
 1. Activities since last Board meeting are listed in Exhibit G.
 2. Projects recently completed:
 - Replace railroad ties behind pen area
 - Clean light fixtures on gated (more still left to do)
 - Power wash pavilion and mailbox floors
 - Mow front field
 - A question came up about the round pen at the barn (that has never been used). It needs to be painted and will be an ongoing expense. Can we sell it? Action item to get member feedback on selling the round pen and see if there is any pushback on selling it. More discussion is planned on this topic at the next Board meeting.
- **Road Work – Kim Taniguchi (See Exhibit H)**

The low water crossing at Adams Creek continues to have a problem with getting clogged after a heavy rainfall. Ramone provided a bid for \$12K to fix the culvert at Adams Creek. No decision was made to proceed with this work in 2026 and if it is deferred until 2027, we will need to get a new bid since the current one will not be good a year from now.

An alternate road plan was presented by Aaron Shuta. This plan would resurface all the roads at once instead of the current plan to resurface one-mile sections on a 10-year cycle. The alternate plan would require a special assessment of \$4800 per tract and could lower annual dues by as much as \$600 per year. The tradeoff is how to handle inflation. With the current plan, inflation is added every year. With the all-at-once plan, the inflation is deferred for 10 years until the roads would need to be resurfaced again.

WCR homeowners are encouraged to review this plan and provide feedback to Nelda. Questions are also welcomed by Aaron Shuta as we need to figure out the right course

of action. Further discussion on the road plan will continue at future Board meetings. This is a difficult issue and member feedback is very important. Please email Nelda with your inputs or contact any Board member directly so we can make the right decision for WCR.

- **Insurance – No Report**
- **Cattle and Fence Report – Mark Stracke (See Exhibit I)**
 1. In 2024 and 2025, completed about 3600' of fencing behind Dixon's and Stark's property.
 2. 2026 is the last year of perimeter fencing replacement and will tie into Sid Evan's fence. Owners should inspect their perimeter fence sections and report any issues, particularly with water gaps.
 3. 3 yearling bulls were removed by the rancher, leaving the 2 herd bulls we are supposed to have. Another cull is expected this year with a second one possible depending on the situation.
 4. One calf squeezed through the fence near the main gate; it was herded back in and the fence adjusted to prevent further exit.
- **Dock – No Report**
- **Firewise – Andy Piechowski**

Burn ban is back on. Firewise renewal was done last Fall; it was not clear if we have received a certificate for this. For WCR to keep the Firewise standing, the homeowners must participate in fire prevention activities. Andy would like to step down as chair of the Firewise committee and is willing to stay on the committee to help whoever takes over. Homeowners are encouraged to reach out to Andy and volunteer for this committee.
- **Managed Lands Deer Program (MLDP) – John Krueger (See Exhibit J)**

10 property owners have requested deer (12 total deer). 9 deer harvested as of January 16th with 3 remaining deer requests. Hunting continues to fulfill open requests with the season ending on February 28th.
- **Website – John Manton**

The WCR website continues to be an issue. At the November 2025 meeting, the Board voted unanimously to form a Website Committee with John Manton as chair and Aaron Shuta and Claudia Machell as members.

Suggestions for improvement include:

1. A one-time password to allow member access to the entire site, instead of having to enter the password for every page that is protected.
2. Updating the website in a timely manner. Updates should be provided to Nelda who passes the information to the committee.
3. Making the website more user friendly. Details of how to do this were not specified but left for the committee to work out.

This committee was supposed to meet and figure out a plan for fixing website issues. Although the committee texted and talked on the phone, an in-person meeting didn't happen and no progress was made. The website committee was asked to continue to work this out offline and report back at the next Board meeting in April 2026.

A motion to adjourn the meeting was made by Terry Stracke and seconded by Mark Poché. No further discussion was had. The motion was approved by unanimous vote at approximately 7:14 PM. No Executive Session was held.

Action Items

2025-01. Main Gate Redesign. Jennifer presented two options at the August 2025 Board meeting. The Board decided not to include the main gate redesign in the 2026 budget and defer to later years. Recommend keeping this action item open with a note to review in late 2026 to decide whether to include it or not in the 2027 budget.

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2026-01. Update Committee Document. The Board will work with Nelda to update the 2023 document on committees that shows roles and responsibilities, committee members, and Board liaisons for all the committees.

Recorded and certified by

Fred Machell, WCROA Secretary

Date

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

February 25 – March 12, 2026

Board Member Attendees

Steven Grigsby	Steve Meyers
John Krueger	Mark Poché
Fred Machell	Terry Stracke
John Manton	

Item for Action

Define WCROA Committees' Roles & Responsibilities.

The WCROA Board of Directors conducted electronic communications via email from February 25 to March 12, 2026, to document the WCROA Committees and their roles and responsibilities. A request was made at the January 2026 Board meeting for the Board to update the document on the WCROA website. The previous document was approved in February 2023 and was out of date. The updated document assigns a Board position to oversee each committee, so the document only needs to be updated when there are changes to the committees and not the Board members / officers. A follow-on document that has names and contact info will be provided separately. Both documents will be available to members on the WCROA website.

A motion was made by Steven Grigsby to approve this document on March 10, 2026, at 12:09 PM. The motion was seconded by John Manton on March 10, 2026, at 7:40 PM. No further discussion was had, and the document was subsequently approved unanimously by email vote. The electronic meeting was adjourned on March 12, 2026, at 10:06 AM.

Recorded and certified by:

Fred Machell, WCROA Secretary

Date

Wolf Creek Ranch Owners' Association

Treasurers Report

Q1- Apr 25th 2026 rev2.2

Overall Financial Condition

Through the end of the 1st Qtr. of 2026, we continued to be in good financial shape.

CPA's Statement of Assets, Liabilities and Equity – 3/31/2026 (attached?)

- **Cash (Operating Fund, MM) is \$223,354.29**
 - **Road Reserve Fund** stands at \$113,348 currently and will be \$168,348 after the 2026 contribution
 - **Operations–Sustainability (Rainy Day) Fund** \$55,000
 - **Contingency Allowance** is \$7,000
- **The CD Ladder (2 CD's) we opened *matured in April.*** (and are NOT included in the cash above)
 - \$22,000 matured at \$24,476.04
 - \$88,000 matured at \$97,704.19

Statement of Revenue and Expenses – 03/31/2026 (Attached?)

- **East Gate** repair done after another vehicle impact on gate, \$250. (simpler repair than the repair done 5 months ago \$800.)

2026 Dues Collection Status:

- 63 Owners are paid in full, 4 Owners are on the Monthly Plan and we have 1 no-pay as of 2026-Apr

2026 Other potential currently unplanned expenses

- Upgrade/Replacement of current Gate Entry Security systems due to outdated technology pressures (analog phone lines, hardware support, software support, etc.) Est \$12K-\$15K (**under review**)
- Barn-Office/Barn-Restrooms water supply fails coliform bacteria testing. Recommend installation of UV water treatment for remedy Est \$2K-\$3K

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

Monthly Reports:Company-Balance Sheet

As of March 31, 2026

	Total
ASSETS	
Current Assets	
Bank Accounts	
1102 Cash-Wells Fargo #3191	152,056.79
1106 PNC Bank Money Market - 1615	71,047.50
Total Bank Accounts	223,104.29
Accounts Receivable	
1200 Dues Accounts Receivable	16,840.00
Total Accounts Receivable	16,840.00
Other Current Assets	
1109 Wells Fargo/WCROA CD 2113	24,110.69
1111 Wells Fargo/WCROA CD 6817	96,442.79
1320 Gate Clickers for Sale	426.71
Total Other Current Assets	120,980.19
Total Current Assets	360,924.48
Fixed Assets	
1300 Equipment & Fixtures	2,850.00
1400 Accumulated Depreciation	-2,850.00
Total Fixed Assets	0.00
TOTAL ASSETS	\$360,924.48
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2300 Employment Taxes Payable	0.01
2330 FUTA Payable	42.00
Total Other Current Liabilities	42.01
Total Current Liabilities	42.01
Total Liabilities	42.01
Equity	
3010 Cap Maint-Road Resurf Res Fund	168,348.49
3020 Operations-Sustainability Fund	55,000.00
3045 Contingency Allowance	7,000.00
3200 Retained Earnings	-23,009.86
Net Income	153,543.84
Total Equity	360,882.47
TOTAL LIABILITIES AND EQUITY	\$360,924.48

Budget vs. Actuals 2026

January-March, 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
Income				
4000 Annual Dues Assessments	183,600.00	185,600.00	-2,000.00	98.92 %
4002 Handling Fee & Late Fees	424.00	0.00	424.00	
4005 Grass Lease	2,000.00	2,000.00	0.00	100.0 %
4020 Interest Income	1.75	0.00	1.75	
4025 Miscellaneous Income	250.00	0.00	250.00	
Total for Income	\$186,275.75	\$187,600.00	-\$1,324.25	99.29 %
Cost of Goods Sold				
Gross Profit	\$186,275.75	\$187,600.00	-\$1,324.25	99.29 %
Expenses				
5011 Futa Expense	42.00	0.00	42.00	
5014 Contract Admin Labor	9,136.80	39,600.00	-30,463.20	23.07 %
5025 Computer & Internet Expense	846.87	2,500.00	-1,653.13	33.87 %
5030 Insurance Expense	2,593.00	9,700.00	-7,107.00	26.73 %
5055 Office Expense	152.16	1,000.00	-847.84	15.22 %
5056 Bank Charges	248.32	50.00	198.32	496.64 %
5065 Postage & Delivery	164.25	300.00	-135.75	54.75 %
5072 Events/Annual Board Meeting	25.00	500.00	-475.00	5.0 %
5081 Repairs & Maintenance-Gates	250.00	482.00	-232.00	51.87 %
5086 R & M-Facilities & Grounds	1,907.45	5,655.00	-3,747.55	33.73 %
5090 Telephone - Office	871.79	3,050.00	-2,178.21	28.58 %
5091 Telephone - Gates	1,013.29	3,050.00	-2,036.71	33.22 %
5110 Utilities	1,177.04	5,300.00	-4,122.96	22.21 %
5115 Website	169.50	0.00	169.50	
5120 Trash Pick-Up	2,896.81	11,600.00	-8,703.19	24.97 %
5300 Property Taxes	3,212.63	3,213.00	-0.37	99.99 %
5400 Licenses and Permits - Dock	25.00	100.00	-75.00	25.0 %
8030 Fence Section Replacement	8,000.00	8,400.00	-400.00	95.24 %
5001 Wages		0.00	0.00	
5010 Payroll Tax Expense		0.00	0.00	
5012 Suta Expense		0.00	0.00	
5015 Mileage Reimbursement		0.00	0.00	
5020 Contract Labor		6,000.00	-6,000.00	0.0 %
5040 Firewise Expense		1,700.00	-1,700.00	0.0 %
5068 Memberships, Subscrip & Misc.		100.00	-100.00	0.0 %
5069 Legal & Consulting		1,000.00	-1,000.00	0.0 %
5070 Accounting Fees		0.00	0.00	
5082 Repairs & Maintenance-Dock		2,000.00	-2,000.00	0.0 %
5083 Repairs & Maintenance-Fences		1,000.00	-1,000.00	0.0 %
5084 Repairs & Maintenance-Roads		5,000.00	-5,000.00	0.0 %
5085 Tools, Equipment & Supplies		0.00	0.00	
5210 Groundskeeping		5,400.00	-5,400.00	0.0 %

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
5220 Wildlife Management		1,300.00	-1,300.00	0.0 %
5600 Lease-Boat Dock		0.00	0.00	
8010 Road Resurfacing Reserve		55,000.00	-55,000.00	0.0 %
8050 Cactus Abatement/Land Mgmt.		12,600.00	-12,600.00	0.0 %
8052 Ranch Enhancements		0.00	0.00	
Total for Expenses	\$32,731.91	\$185,600.00	-\$152,868.09	17.64 %
Net Operating Income	\$153,543.84	\$2,000.00	\$151,543.84	7677.19 %
Other Income				
Other Expenses				
Net Other Income				
Net Income	\$153,543.84	\$2,000.00	\$151,543.84	7677.19 %

DRB Project Status List - Updated 04-20-2026

<u>Owner</u>	<u>Tract</u>	<u>DRB POC</u>	<u>App Date</u>	<u>Project</u>	<u>Issues</u>	<u>Conform</u>	<u>Variance</u>	<u>Contractor</u>	<u>Approval</u>	<u>Start</u>	<u>Anticipated Completion</u>	<u>Status</u>
NEW CONSTRUCTION / ADDITIONS / MODIFICATIONS IN PROGRESS												
Tamulones	MCE-3		11/13/2024	New Build	None	Yes	None	Currey Builders	07-27-25	08-01-25	10-1-2026 (EST.)	MEP / Well complete. Exterior plaster progressing. 60% complete
Piechowski	ER-13B		10-20-2025	Metal Outbuilding Installation	None	Yes	No	Joshua Sherak	10-25-25	11-15-25 EST.	05/2026 (EST.)	Roll up door not installed. 98% complete
Faw	WB-1		03-24-2026	Property Subdivision								Sent to board for review on 04-02-26
Bushong	RR-2		03-25-2026	Wood Debris / Burning	None	Yes	Yes	Eliza	4-2-26	03-28-26	06-28-26	Progress TBD / 6 month variance
ON THE BOARDS												
Hughes	ER-13A	TBD		New Build	Yes		Yes		TBD			No updates to DRB since 08-12-25. No approvals from DRB
Tomlinson	MC-2 / MC-3	TBD	TBD	New Build					TBD			Site cleared and prepped. PEC poles have been relocated
COMPLETED 2026												
Kwolek	WR-1B1A		2/12/2024	New Build	None	Yes	Setback	David Weekly Homes	3/25/2025	08-2025	04-11-26	
Krueger	ER-4A		11-07-25	Frontage Fence	Yes	No	Yes	Self	Revoked	06-09-25	04-01-26	Board approved variance
Machell	ER-1A		09-19-2025	Roof Replacement	None	Yes	No	Precision Metal	9-30-25	03-01-26	04-01-26	
Bishop	RR-3		03-09-2026	Horse Fencing Improvements	None	Yes	No	Jose	3-22-26	03-01-26	04-01-26	
Poche	ER-6A		01-22-2026	Cattle fence at house perimeter	None	Yes	No	Texas Fence and Gate / Ross Marshall	02-01-26	02-01-26	02-09-2026	

Wolf Creek Ranch Owners Association
Board Meeting
Land Management (LM) Report 4/25/26

Work Completed:		Cost	
2/7/26	Ramon's Crew – 4 guys and dump trailer (1/2 Day) Eliza Bishop – Tractor	\$700	\$10.30/ Lot

Cut and removed brush and dead trees, raised canopy of trees and scraped/removed cactus along the Dock Road and waters edge.

Volunteer work Done:

- January A large cedar tree fell across the road in the tunnel. Eric Dixon, John Manton, Andy Piechowski and Mark Stracke cut up and placed the debris on the side of the road.
- 2/7/26 Eliza Bishop work with Ramon's Crew.
- 2/10/26 Chris Pezold and Eliza Bishop – Chris used his skid steer to scrape the road on the dock road/Eliza shoveled the dirt into the bucket. Chris scraped Cactus off the roadside. Eliza blew off the loose rocks and debris off the road and parking lot. This project took 5 hours.
Eliza mowed the entrance, roadside and Dock yard.
- 3/17 and 3/18//26 Eliza Bishop picked up the previously cut tree in the tunnel.
- 3/18/26 Jennifer Shuta and Eliza cut/sprayed stumps of brush, removed limbs, raised the canopy of cedars, removed cactus and raked the area in the Commons along AC-3.
- 3/17/26 Eliza B. mowed the parking area for White Bluff trail.
- Feb / Mark Eric Dixon and son walked WB Trail/picked up limbs, cut small trees and brush and placed along the trail side.
- 3/22/26 Eliza Bishop pulled the Plumeless thistle and Star thistle at the Middle Gate.
- March Chris Pezold pushed brush and prepared the burn piles.
- March Bob Snyder provided a dump trailer that removed junk/trash from Tommy's shed.
- 3/26/28 Randy Lester and Eliza Bishop worked on WB Trail. Mowed the area by the creek at the park, picked up limbs along the trail on the creek, Cut low hanging limbs including Oak Trees (cut and immediately sprayed with sealer) put on trailer and hauled to the burn pile.
- 4/8/26 Mark Stracke cut the remainder of the fallen tree stump in the tunnel for later removal.
- Approx. 4/9/26 Kay Lester pulled Star thistle at the Middle Gate.
- 4/20/26 Eliza B. mowed the yard at the Dock.

- March – May or October – November Fire Ant Control / Wildlife program Extinguish Plus / for grazing pastures / Bait (put out when no rain for a couple of days)
- Commons will be sprayed to promote the native grasses in May when the winds subside.
- LM will continue work when a crew becomes available. Priority: Remove low hanging limbs over roads, brush in curves and ditches and in culvert areas.
- Please contact Nelda or a LM Committee member with any concerns.

WCR Maintenance Report

April 25, 2026 WCROA Board Meeting

Nelda Duff, Ranch Manager

Activities since last Board meeting:

- Repair burst pipes at Barn
- Prep/paint flag poles
- Store cold protection boxes for Firewise tanks
- Repair Well
- Repair East Gate – weld and paint
- Mulch, add plants East and Main Gates
- Pressure wash Pavilion and mailbox area
- Repair electric fence
- Replace damaged hot water heater in barn
- Repair damaged hill lights
- Regular Preventative Maintenance on Gate battery backups
- Repair Mailbox security latch
- Fire ant treatments
- Miscellaneous maintenance

2026 Proposed Projects:

Project	Project Description	Cost Est\$	Budgeted	Actual Cost\$
Gate Landscaping	Mulch for Main and East Gates	\$300.00	Y	\$190.00
Gate Plants	Add/replace select plants at gate entrance	\$500.00	Y	\$214.00
Flags at Main Gate	Replace US & Texas flags	\$350.00	Y	\$260.00
Misc supplies & materials	misc hardware, ant bait,gate hinge grease, etc.	\$2,300.00	Y	
Ranch Signage Updates	Replace rotting posts, add select new signs	\$500.00	Y	
Main Gate Watering	Reconfigure sprinkler heads/locations	\$225.00	Y	
Pavilion table	Resurface table top of round table near water			
Barn	Paint/touchup - West side hail marks			
Pavilion safety Railing	Safety Steps and railing at Pavilion			
Mailbox/Pavilion seal	Seal cement pad (500sqft + 900sqft)			
Well	Repair		N	\$630.00
East Gate	Repair/weld damage		N	\$250.00
Barn	Repair burst pipes		N	\$656.00
Barn	Tankless water heater		N	\$334.00
		\$4,175.00		\$2,534.00



WCR Road Work Report

25 April 2026 Board Meeting

Submitted by Kim Taniguchi

Activity since last report:

- Finalized and awarded bid for culverts at the low water crossing at Adams Creek.
- Marked places for roadside reflectors with Steve Meyers.
- Made spot repairs of erosion and cold patch.
- Procured material for repair at pavilion with help of Mark Stracke.

Planned Activities:

- Perform small repairs as needed.
- Complete culvert work at Adams Creek.
- Define scope for road resurfacing work for 2026.
- Define scope for rip-rap and ditch clearing work.
- Install roadside reflectors as needed.

Open Issues:

- Dock road – do we want to keep using the lower road?

2026 Insurance Summary



- **2026 Insurance Budget = \$9,700**

Policy / Coverage	Company	Renewal Month	Agency	Premium	Total Cost	Status	Notes and Details
D & O Liability	Cincinnati Insurance	April	Galloway	\$ 2,593.00	\$ 2,593.00	Complete	Includes Employment Practices and Third Party Liability, \$ 2M limit
Property	Covington Specialty	May	El Dorado			In progress	\$5000 deductible, includes office and gates, no pavilions or dock
General Liability	Evanston Insurance	May	El Dorado			In progress	Includes dock, \$ 2M / \$1M limits, \$500 deductible
Workers Compensation	Texas Mutual Insurance	May	El Dorado	N/A	N/A	N/A	Cancelled for 2026
Volunteer Accident	Philadelphia Insurance	December	El Dorado	\$ 300.00	\$ 300.00	Complete	Secondary, incremental coverage
Theft & Fraud Liability	Western Surety	August	El Dorado	\$ 270.74	\$ 270.74	Complete	\$50,000 limit
Annual Total				\$ 3,163.74	\$ 3,163.74		

- **2025 Total Insurance Expense was \$ 10,892.40**

April 25, 2026 Fence and Cattle Report

Mark Stracke

Fence report:

The 2026 perimeter fence replacement was completed in February. Still to be completed is some minor water gap repair at HR-1B. Plan to reinspect Sid Evan's fence section from HR-1B to RR1 to determine if section replacement is necessary or if repairs will be sufficient (2027 budget item if replacement is warranted).

Cattle report:

One instance of a calf getting through fence strands onto 2341 roadside. With assistance from Eliza, Jennifer, and Terry Stracke it was coerced back into the ranch. Added some fence "inter-strand" wiring to inhibit another calf excursion. We have had a GREAT Jan-Apr calf season with over 12 new calves. Rancher is planning on a May-Jun cull to get the yearling males and some females off the ranch.

MLDP report:

All required reporting was submitted in a timely manner to the government.
Deer counts and harvest logs provided to Manton to be placed on WCR website.
Next action item is \$300 fee due Oct 2, 2026