

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

21 Jan 2023

Attendees

Nelda Duff
John Manton
Carol Weathers
Lee Kinard
Rick Ramos
Bill & Eliza Bishop
Lyn & Pete Mefford
Jennifer Shuta
Kim & Cindy Taniguchi
Chris & Julie Kelley
Claudia Machell by Telephone

Terry & Mark Stracke
Kay Lester
Chris & Casey Pezold
Mike & Chris Burkett
Joseph Dindinger
Helen & Andrew Piechowski
Laurie & Bill Comegys
Patti Skinner
Tommy Skinner
Stephanie Black

Attachments

Agenda
Sign-in Sheets
Proxy for Steve Meyers
Quote for Major Road Repairs

Treasurer's Report
WCROA Election Guides
DRB Report
Maintenance Report

Having confirmed a quorum of directors present to conduct the business of the Association, President Weathers called the meeting to order at 9:03 AM at the Silver Creek Community Center.

This is the Winter 2023 Wolf Creek Ranch Board of Directors Meeting held in person with teleconference attendees.

Approval of the 21 January 2023 agenda. Tommy so moves and Cindy seconds. Vote by acclamation.

Member Comments

Eliza noted that the website is difficult to get logged onto.

Jennifer asked about the status of the dock lease.

Claudia asked if the notices could be included in the newsletter as bulleted notes.

Chris Pezold had concerns about Eliza Bishop's stable business.

Mark Stracke noted that a pair of eagles are apparently nesting just off of White Bluff road. Jennifer indicated that they have been there for 3 years.

Carol indicated that there will be a complete eclipse of the Sun over Lake Buchanan 8 April 2024.

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

21 Jan 2023

Items For Action and Discussion

Approval of BOD meeting minutes from 19 November 2022. Motion made by Tommy and second by Rick. Approved by acclamation.

Approval of the members of the DRB and the Maintenance Committee. Motion made by Tommy and seconded by Rick. Approved by acclamation.

John submitted a quote (see attached) for major road repairs generated by our paver, Gene. John said there were 8 RFQs sent out and only 2 responded. The other quote was considerably higher. Motion was made by Rick and seconded by Cindy to Start work on the roads and approve funding for all road work quoted and to start with the edge work. Additionally, the sequence of the work will be approved by the WCROA Board. Approved by acclamation.

Nelda supplied a report (see attached) showing the process for election of WCROA Board Directors. Motion was made to accept by Cindy and seconded by Rick. Approved by acclamation. Two board members terms are complete and are up for reelection or replacement; Rick Ramos and John Manton. Rick stated that he will not be running for reelection.

Committee Reports

John Manton submitted the Q1 Treasurer's Report (see attached) including the budget variance report from 2022 and the 2023 approved budget. Also included is the report of retained earnings and proposed allocations. There was a 48 minute discussion about accounting principals which ended with the BOD agreeing that it will revisit the options about how to allocate the retained earnings to special projects.

Lyn Mefford reported on the activities of the DRB (see attached).

Eliza Bishop reported on the activities of the Maintenance Committee (see attached).

Mark Stracke reported on the cattle and fencing. He said there is a good possibility that the value of the future grazing lease will be zero. Included in the next fencing section will be the water gap at the Hampton House. They will begin the next section, which is behind the Wong place, in March.

Chris Pezold reported on the dock repair process. He has a quote for \$9400 to repair the burned dock and further stabilize it. His budget is \$6000 so an additional \$4000 will need to be added to it. He said that might include a rudimentary security fence and chain gate.

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

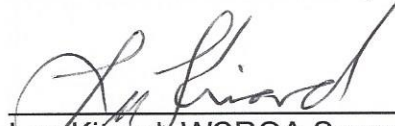
21 Jan 2023

Andy Piechowski reported on the Firewise Committee. One new water tank was installed in 2022 and he intends to install another one on the east side of North Morgan Creek since there is a new home there.

Helen Piechowski reported on the MLDP.

Motion made to adjourn by Tommy and second by John.
Meeting adjourned at 11:52 pm.

Recorded and Certified by:



Lee Kihard, WCROA Secretary

22 February 2023

Date

WCROA SIGN-IN SHEET

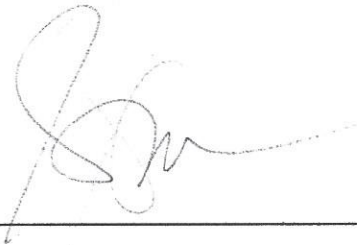
Project:	Board Meeting	Meeting Date:	January 21, 2023
Facilitator:	Carol Weathers	Place/Room:	Community Center/Tele Conf

Name	Name
Nelda Duff	Stephanie Black
John Manton	
Carol Weathers	
LEE KINARD	
Rick Ramos	
Bill & Erica Bishop	
Lyn & Pete McFford	
Jennifer Shuta	
Kim Taniguchi	
Cindy Taniguchi	
Chris & Julie Kelley	
Terry & Mark Stracke	
Kay Lester	
Chris & Casey Pezold	
Mike & Chris Burkett	
Joseph Dindinger	
Helen & Andrew Pichowski	
Laurie & Bill Conegys	
Patti Thurman	

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

I, Steve Meyers, hereby appoint Carol Weathers as agent and proxy for purposes of voting in my behalf at the Wolf Creek Ranch Owners Association Board meeting to be held on Saturday, January 21, 2023 upon such business as may properly come before said meeting.

Signature



Date

1/20/23

Steve Meyers
WCROA Board Director

This proxy is valid for the January 21, 2023 WCROA Board meeting only.

DRAFT AGENDA
WCROA BOARD OF DIRECTORS Meeting
Saturday, January 21, 2023 @ 9:00AM
Silver Creek Fire Hall & Community Center, 101 CR 128, Burnet
Teleconference Available

- * Call Teleconference Meeting to Order by Carol Weathers
- * Confirm Board Quorum (Roll Call)
- * WCROA Attendee Sign-in Sheet and (Telephone Records)
- * Approval of January 21, 2023 Draft Agenda for WCROA Meeting
- * WCROA Member Comments

ITEMS FOR ACTION

- * Approve November 19, 2022 Draft Minutes
- * Discuss and appoint Design Review Board committee members including naming the Chair and Vice Chair
- * Discuss and appoint Maintenance Committee members including naming the Chair
- * Discuss and approve WCR Roadwork
- * Review and approve upcoming 2023 Board of Directors Election Process

COMMITTEE REPORTS

- * Treasurer's Report - John Manton
- * DRB Report – Lyn Mefford
- * Maintenance Report - Eliza Bishop
- * Cattle and Fence Update – Mark Stracke
- * Dock – Chris Pezold
- * Firewise - Andy Piechowski
- * MLDP – Helen Piechowski

Adjourn WCROA Board Meeting and convene for Executive Session (As allowed under Chapter 209 of the Texas Property Code).

Adjourn the Executive Session and reconvene the WCR Board Meeting to Order.

WCROA Board action on any applicable business discussed in Executive Session.

Adjourn WCROA Board of Directors Teleconference Meeting.

Wolf Creek Ranch Owners Association Board of Directors Meeting Minutes

November 19, 2022

Board Member Attendees

John Manton
Carol Weathers
Cindy Taniguchi

Steve Meyers
Tommy Skinner
Rick Ramos

WCR Property Owner Attendees (Silver Creek Community Center and Teleconference*)

Bill Bishop
Eliza Bishop
Kim Taniguchi*
Terry Stracke
Mark Stracke
Patti Skinner
Chris Burkett
Andy Gray
Pete Mefford

Lyn Mefford
Kay Lester*
Helen Piechowski*
Darren Learmonth
Jennifer Shuta
Claudia Machell
Fred Machell*
Alana Tamulones*

Other Attendees

Nelda Duff

Attachments

- Board of Directors Meeting Proxy on behalf of Lee Kinard (Exhibit A)
- Draft Minutes of September 29, 2022 Telephonic Meeting (Exhibit B)
- Draft Minutes of August 20, 2022 Board of Directors Meeting (Exhibit C)
- WCROA Treasurer's Report (Exhibit D)
- WCROA 2023 Preliminary Budget (Exhibit E)
- 2023 Dues Payment Plan (Exhibit F)
- Road Condition Status Report (Exhibit G)
- Cattle and Fence Report (Exhibit H)
- WCROA Maintenance Report (Exhibit I)
- DRB Construction Status List (Exhibit J)

Business

Having confirmed a quorum of Directors present (by roll call) to conduct the business of the WCROA, President Carol Weathers called the Board of Directors meeting to order at 9:02am, Saturday November 19, 2022. In his absence, Board Member Lee Kinard provided a signed proxy to allow Cindy Taniguchi to vote on his behalf at this meeting (see Exhibit A). In-person attendance was documented by in-person sign-in and telephonic attendance was documented via electronic record made by the telephonic system.

- **Draft Meeting Agenda Review and Approval.**
Carol Weathers asked Board Members if all had reviewed the meeting agenda and whether there are change recommendations. No changes recommendations were made. A motion was made by John Manton to accept the draft agenda as presented. The

motion was seconded by Tommy Skinner and was passed unanimously by roll call vote of Board Members.

- **Updates provided by Carol Weathers, President WCROA**

- a. The Board is actively seeking a contract labor replacement for Tommy Jones as Tommy continues treatment for a long-term illness. Two people have been interviewed with one promising candidate. Applications will continue to be accepted. Eliza Bishop, Maintenance Committee Chair, requested that her Committee be invited to meet the final candidate prior to hire.
- b. The property easement agreement between WCROA and the Havlinek's (WB-9) has been firmed and is pending signatures and formal filing.
- c. It has been brought up that there may be confusion about who to contact in the event of an unexpected ranch issue. The first point of contact is our Ranch Manager, Nelda Duff (M-F 8:00am-2:00pm). Second points of contact are either our Board President (Carol Weathers) and/or Vice President (Rick Ramos). Other points of contact are remaining Board Members (John Manton, Tommy Skinner, Lee Kinard, Steve Meyers or Cindy Taniguchi). This information will be included in the next issue of the WCR Gazette.
- d. The Dock Committee, led by Chris Pezold, is working to restore the dock structure. Available manpower and time are limited, but the project is moving forward. A quote for materials is pending and will be reviewed upon receipt. Meanwhile, demolition of the existing dock will begin today. Andy Gray, Aaron Shuta and Kay Lester are working with Chris as Dock Committee members. Rick Ramos added that the Association does not have (and has never had) dock casualty insurance coverage, though we do have liability coverage. Rick is investigating the cost and coverage for dock casualty with our Agency. No decisions will be made until a quote is received.
- e. John Manton identified four accounts where it makes sense to identify reserve caps:
 - Road replacement (250K, with ongoing spending)
 - Rainy day funds (60K, not to fall below 50K)
 - Contingency allowance funds (20K)
 - End of year start-up (12K)

- **Property Owner Comments.**

- a. Jennifer Shuta has observed a gate on White Bluff that might be used to secure the dock and asked whether this has been considered. Carol Weathers pointed out that the Dock Committee will be making recommendations for dock security and that Denny Holman has committed to contribute toward the cost of securing the dock.
- b. Jennifer Shuta asked whether annual dues might be reduced to \$2,400. Carol Weathers shared that due to inflation and ranch needs, there is not an expectation for any 2023 dues reduction.
- c. Claudia Machell suggested that draft minutes be issued to property owners soon after Board Meetings, and that the Board hold informal meeting where no votes are taken but impromptu discussion can be had.
- d. Terry Stracke suggested that a reminder of the speed limit be sent out, warning property owners of danger at blind curves and hills. A black truck with heavily

tinted windows was called out by several Property Owner attendees for speeding and driving dangerously on WCR roads.

- e. Pete Mefford shared his observation that community is very important, and includes getting to know neighbors and what each of us cares about. We all share a responsibility for our community. We pay for it, we share it, and we volunteer for it. Pete encouraged all WCR Property Owners to propagate a community attitude to support each other as a healthy community.

Items for Action

- **Review and Approval of draft September 29, 2022 Electronic Board Meeting Minutes.**

Minutes of a telephonic Board Meeting held on September 29, 2022 were presented to Board Members for review and approval (see Exhibit B). A motion was made by Tommy Skinner and seconded by Steve Meyers to approve draft minutes for September 29, 2022 as presented. Carol Weathers asked for additional discussion; none was had. A roll call vote by Board Member name was taken and the motion was approved unanimously.

- **Review and Approval of draft August 20, 2022 Board Meeting Minutes.**

WCROA Board Meeting Minutes of August 20, 2022 were presented to Board Members for review and approval (see Exhibit C). A motion was made by Tommy Skinner and seconded by Rick Ramos to approve draft minutes for August 20, 2022 as presented. Carol Weathers asked for additional discussion; none was had. A roll call vote by Board Member name was taken and the motion was approved unanimously.

- **Review Status of 2022 Budget.**

John Manton provided a report of the 2022 budget status and current financial documents (see Exhibit D). All 2022 dues payments are current. Questions were raised and answered regarding expense charging to individual budget line items.

- **Review and Approve 2023 Operating Budget.**

John Manton led a detailed review of the proposed 2023 Operating Budget, by line item, to highlight year-to-year changes (see Exhibit E). Eliza Bishop requested that income be added to the top of the budget document. A motion was made by Tommy Skinner to accept the 2023 Operating Budget as presented. The motion was seconded by Rick Ramos and approved unanimously by roll call vote.

- **Review and Approve 2023 Dues Payment Plan.**

John Manton provided the 2023 Dues Payment Plan for review (see Exhibit F). Carol Weathers highlighted that we are fortunate that WCR Property Owners are diligent in paying their dues in a timely way. Tommy Skinner motioned that the 2023 Dues Payment Plan be accepted as presented. The motion was seconded by John Manton and approved unanimously by roll call vote.

- **Review and Approve Road Work.**

Rick Ramos presented plans for 2023 maintenance of WCR road edges and sectional resurfacing. Options were discussed at length. Edge work needs to be completed prior to any resurfacing. Options and initial bidding information was highlighted (see Exhibit G). Questions and answers were shared among attendees and board members. Road work would be coordinated with the DRB to accommodate construction projects. Approval of work is pending receipt of additional bids.

- **Review and Approve Grazing Lease.**

Mark Stracke reported that the 2023 Cattle Lease was renegotiated at \$2K, payable in quarterly installments for a 1 year term (see Exhibit H). The contract will pay approximately \$50 per head (28 cows + 2 bulls + calves). Mark explained that some ranches are not paying any amount for grazing right now, and that our rancher will pay installments ahead of time, if possible. Tommy motioned that the renegotiated Grazing Lease be accepted as written. The motion was seconded by Rick Ramos and approved unanimously by roll call vote.

Mark added that \$450 was spent for materials to repair the fence near the Hampton House in the long gap. Also, 2022 fence replacement began last week to extend approximately 3044 ft. from WR-4 to WR-1B.

- **Review and Approve WCROA Board of Directors 2023 Meeting Dates.**

Proposed dates for 2023 meetings and Roundup were presented. Tommy Skinner moved to accept the meeting dates as listed in the Meeting Agenda. The motion was seconded by John Manton and approved unanimously by roll call vote.

- **Discuss the Upcoming Board Election for Two Expiring Term Positions.**

Board positions will expire in 2023 for John Manton and Rick Ramos. Carol encouraged Property Owners to consider Board participation. An email will be sent to Property Owners in February to outline the nomination procedure.

Committee Reports

- **Maintenance Committee – Eliza Bishop.**

Eliza reported on Maintenance Committee status (see Exhibit I). Thanks was given to Claudia Machell for her work to organize a presentation by Kelly Tarla (Burnet County Ag Extension Agent) on land management. Current projects include cleaning up White Bluff Trail. Additional work completion details are listed in Eliza's written report.

- **Design Review Board – Lyn Mefford.**

Lyn reported that there are 7 new construction projects underway at various stages (see Exhibit J). Appreciation was given to Andy Gray and Terry Stracke for their great help on the Committee. Discussion was had regarding an RV and a Skid Steer parked on lots whereby they are visible to roadways and neighbors. Lyn explained that these issues are being addressed.

- **Managed Land Deer Program – Helen Piechowski.**

Helen reported that the deer count this year was lower than usual, resulting in fewer tags being initially issued. Helen has now procured an additional 7 doe tags and 2 buck tags.

Carol Weathers stated there is no need for an executive session at this time. Tommy Skinner motioned to adjourn the meeting, and was seconded by Rick Ramos. A roll call vote of Board Members resulted in unanimous agreement to adjourn the meeting at approximately 11:40am.

Recorded and certified by:

Cynthia Taniguchi, WCROA Interim Secretary

Date

WCROA 2023 Director Nomination and Election Dates/Deadlines

According to WCROA Bylaws: The Director Nomination period begins on or before February 15th.

The *return due dates* for the Nomination Form and Ballot must be no less than 15 days and no more than 30 days after distribution.

The distribution and deadline dates are as follows:

Monday, February 13, 2023	Email Director Nomination Form with Instructions
Monday, March 6, 2023	Nomination Form due by Noon
Friday, March 17, 2023	Nominee Bios due by Noon
Thursday, March 23, 2023	Email Ballots with Instructions and Nominee bios
Friday, April 14, 2023	Ballots due by Noon

Wolf Creek Ranch Owners' Association

Treasurers Report

Q1- Jan 21st 2023

Overall Financial Condition

Through the end of the 4th qtr. of 2022, we continued to be in good financial shape. Insurance costs continue to be a burden on WCR financials but are trending down with time and Legal has returned to previous lower levels.

CPA's Statement of Assets, Liabilities and Equity – 12/31/2022 (attached)

- **Road Reserve Fund** was \$179,804 and will be \$219,804 this month after the 2023 contribution
- **Operations –Sustainability (Rainy Day) Fund** \$54,250
- **Contingency Allowance** was \$5,000 and will be \$7,000 this month after the 2023 contribution
- **Treasurer** will ask PNC Bank for a Pledged Fund to cover deposits over the FDIC \$250K limit for WCROA
- **Retained Earnings – Operating Fund** \$33,826.29
- Bringing forward into 2023, the unspent 2022 Dock Repair Project “fund” of \$6,000, Firewise East Water Tank project of \$1,800 under spend and WCR New Year startup funds of \$8,000 brings the **Retained Earnings – Operating Fund** down to \$18,026.29
- Total 2022 spending was \$19,426.55 under-budget, primarily due to Insurance, Legal and Contract Labor under-spends.

Statement of Revenue and Expenses – 12/31/2022 (Attached)

- Insurance costs continue to be a burden on the budget, however the new insurance carrier was able to reduce the cost with the 2022 cost being \$19,772 vs a budgeted amount of \$25,375 (under budget of \$5,602).
- Several Fence **REPAIRS** were needed that exceeded our budgeted amount (R&M Fence Budget=\$500, Actual YTD=\$718.64 overage of \$218.64)
- The Fence **REPLACEMENT** added an additional 2443ft of new fencing at a budgeted cost of \$10,000.
- The East swing-gate repairs were not accomplished in 2021 and impacted the **2022 Gate Maintenance budget** by \$900 (completed on 1/14/2022) creating an over budget of \$726.
- **Road repairs, Maintenance-Facilities & Grounds and Trash pickup** had over spends totaling \$3,646
- **Dock Repair project** has not incurred any expenses as yet, therefore the 2022 UNSPENT Dock Repair funds were brought into the 2023 budget year.

2022 Dues Status:

- All owners were paid in full as of the end of 2022.

2023 Dues Collection Status:

- 20 Owners are paid in full with 1 Owner are on the Monthly Plan as of 2023-Jan-17

2023 Approved Budget as of 11/19/2022

- See attached

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

Wolf Creek Ranch Owners' Association
Statement of Assets, Liabilities, and Equity
Income Tax Basis
As of December 31, 2022

Assets

Current Assets

Cash-Wells Fargo #3191	\$ 6,563.84
PNC Bank Money Market - 49-5040-1615	<u>271,977.92</u>

Total Current Assets	278,541.76
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Property and Equipment

Equipment & Fixtures	\$ 2,850.00
Gate Remote Clickers	513.55
Less Accumulated Depreciation	<u>(2,850.00)</u>

Total Property, Equipment, and Fixtures (See Notes 2 & 3)	<u>513.55</u>
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Total Assets	<u><u>\$ 279,055.31</u></u>
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Liabilities and Equity

Current Liabilities

Employment Taxes Payable	\$ 613.02
FUTA Payable	42.00
Deferred Revenue	<u>5,520.00</u>

Total Current Liabilities	6,175.02
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Equity

Capital Maintenance-Road Resurfacing Reserve Fund	\$ 179,804.00
Operations-Sustainability Fund	54,250.00
Contingency Allowance	5,000.00
Retained Earnings-Operating Fund	<u>33,826.29</u>

Total Equity	<u>272,880.29</u>
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Total Liabilities and Equity	<u><u>\$ 279,055.31</u></u>
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Wolf Creek Ranch Owners' Association
Actual to Budget Variance Report
Income Tax Basis
For the Twelve Months Ended December 31, 2022

	<u>December 31, 2022</u>	<u>Annual Budget</u>	<u>Variance</u>	<u>Percentage of Budget Line Item</u>
Revenue				
Annual Dues Assessments	\$ 183,600.00	\$ 183,600.00	\$ 0.00	100.00
Handling Fee & Late Fees	748.00	0.00	748.00	-
Operation Sustainability Fund - Sale Assessment	1,500.00	0.00	1,500.00	-
Prior Year Carryover	0.00	6,000.00	(6,000.00)	-
Grass Lease	4,000.00	4,000.00	0.00	100.00
Interest Income	77.14	0.00	77.14	-
Miscellaneous Income	250.00	0.00	250.00	-
Total Revenue	<u>\$ 190,175.14</u>	<u>\$ 193,600.00</u>	<u>\$ (3,424.86)</u>	<u>98.23</u>
Operating Expenses				
Wages	\$ 31,875.00	\$ 31,575.00	\$ 300.00	100.95
Payroll Tax Expense	2,438.40	2,400.00	38.40	101.60
Futa Expense	42.00	110.00	(68.00)	38.18
Suta Expense	27.90	75.00	(47.10)	37.20
Health Care	0.00	450.00	(450.00)	-
Mileage Reimbursement	531.43	600.00	(68.57)	88.57
Contract Labor	3,754.88	8,250.00	(4,495.12)	45.51
Computer & Internet Expense	926.91	1,100.00	(173.09)	84.26
Insurance Expense	19,772.10	25,375.00	(5,602.90)	77.92
Firewise Expense	106.74	2,000.00	(1,893.26)	5.34
Office Expense	678.41	1,100.00	(421.59)	61.67
Bank Charges	30.00	50.00	(20.00)	60.00
Postage & Delivery	106.90	300.00	(193.10)	35.63
Memberships, Subscriptions & Misc.	0.00	200.00	(200.00)	-
Legal & Consulting	1,033.00	4,000.00	(2,967.00)	25.83
Accounting Fees	5,325.00	4,745.00	580.00	112.22
Events/Annual Board Meeting	208.41	500.00	(291.59)	41.68
Repairs & Maintenance-Gates	1,856.58	1,130.00	726.58	164.30
Repairs & Maintenance-Dock	0.00	1,000.00	(1,000.00)	-
Repairs & Maintenance-Fences	718.64	500.00	218.64	143.73
Repairs & Maintenance-Roads	3,238.99	2,000.00	1,238.99	161.95
Tools, Equipment & Supplies	47.32	300.00	(252.68)	15.77
Repairs & Maintenance-Facilities & Grounds	3,242.72	2,000.00	1,242.72	162.14
Telephone - Office	2,218.88	2,275.00	(56.12)	97.53
Telephone - Gates	2,218.90	2,275.00	(56.10)	97.53
Utilities	4,995.64	5,000.00	(4.36)	99.91
Website	0.00	275.00	(275.00)	-
Trash Pick-Up	10,164.62	9,000.00	1,164.62	112.94
Groundskeeping	18,411.89	18,500.00	(88.11)	99.52
Wildlife Management	1,025.13	1,000.00	25.13	102.51
Property Taxes	2,745.74	2,590.00	155.74	106.01

See Accountants' Compilation Report

Wolf Creek Ranch Owners' Association
Actual to Budget Variance Report
Income Tax Basis
For the Twelve Months Ended December 31, 2022

Licenses and Permits - Dock	100.00	100.00	0.00	100.00
Lease-Boat Dock	725.07	705.00	20.07	102.85
Federal Income Tax Expense	0.00	120.00	(120.00)	-
Dock Repair	0.00	6,000.00	(6,000.00)	-
Fence Section Replacement	10,000.00	10,000.00	0.00	100.00
Cactus Abatement/Land Mgmt.	3,606.25	4,000.00	(393.75)	90.16
Total Operating Expenses	\$ 132,173.45	\$ 151,600.00	\$ (19,426.55)	87.19
Other Expenses				
Unforeseen Contingency	\$ 0.00	\$ 2,000.00	\$ (2,000.00)	-
Road Resurfacing Reserve	0.00	40,000.00	(40,000.00)	-
Total Other Expenses	\$ 0.00	\$ 42,000.00	\$ (42,000.00)	0.00
Total Expenses	\$ 132,173.45	\$ 193,600.00	\$ (61,426.55)	68.27

See Accountants' Compilation Report



WCROA 2023 Approved Budget v1.0

2023 Budget Approved v1.0 2022-11-19

As of: 1/1/2023

COA	Account Description	Budget	Expenses YTD	% of Budgeted Amt Spent	OK
5001	Wages	\$ 32,800.00	\$ -	0%	✓
5010	Payroll Tax Expense	\$ 2,500.00	\$ -	0%	✓
5011	FUTA Expense	\$ 110.00	\$ -	0%	✓
5012	SUTA Expense	\$ 75.00	\$ -	0%	✓
5014	Health Care	\$ 450.00	\$ -	0%	✓
5015	Mileage Reimbursement	\$ 500.00	\$ -	0%	✓
5020	Contract Labor	\$ 8,250.00	\$ -	0%	✓
5025	Computer & Internet Expense	\$ 1,200.00	\$ -	0%	✓
5030	Insurance Expense	\$ 21,000.00	\$ -	0%	✓
5040	Firewise Expense	\$ 4,000.00	\$ -	0%	✓
5055	Office Expense	\$ 1,100.00	\$ -	0%	✓
5056	Bank Charges	\$ 50.00	\$ -	0%	✓
5065	Postage & Delivery	\$ 300.00	\$ -	0%	✓
5068	Memberships, Subscriptions & Misc.	\$ -	\$ -	0%	✓
5069	Legal & Surveying Services	\$ 2,000.00	\$ -	0%	✓
5070	Accounting Fees	\$ 4,745.00	\$ -	0%	✓
5072	Events / Annual Board Mtg	\$ 500.00	\$ -	0%	✓
5081	Repairs & Maint. - Gates	\$ 1,200.00	\$ -	0%	✓
5082	Repairs & Maint. - Dock	\$ 1,000.00	\$ -	0%	✓
5083	Repairs & Maint. - Fences	\$ 500.00	\$ -	0%	✓
5084	Repairs & Maint. - Roads	\$ 2,000.00	\$ -	0%	✓
5085	Tools, Equipment & Supplies	\$ 300.00	\$ -	0%	✓
5086	Repairs & Maint.- Facilities/Grounds	\$ 2,500.00	\$ -	0%	✓
5090	Telephone - Office	\$ 2,275.00	\$ -	0%	✓
5091	Telephone - Gates	\$ 2,275.00	\$ -	0%	✓
5110	Utilities-All	\$ 5,000.00	\$ -	0%	✓
5115	Website	\$ 225.00	\$ -	0%	✓
5120	Trash Pickup	\$ 9,500.00	\$ -	0%	✓
5210	Groundskeeping	\$ 18,500.00	\$ -	0%	✓
5220	Wildlife Management	\$ 1,200.00	\$ -	0%	✓
5300	Property Taxes	\$ 2,600.00	\$ -	0%	✓
5400	Licenses & Permits - Dock	\$ 100.00	\$ -	0%	✓
5600	Lease-Boat Dock	\$ 725.00	\$ -	0%	✓
5999	Contingency Allowance	\$ 2,000.00	\$ -	0%	✓
7000	Federal Income Taxes	\$ 120.00	\$ -	0%	✓
8010	Road Fund Reserve Contrib/Withdraw	\$ 40,000.00	\$ -	0%	✓
8015	Road Improvements/resurfacing	\$ -	\$ -	0%	✓
8020	Operations Sustainability Reserve Fund	\$ -	\$ -	0%	✓
8025	Dock Repair	\$ 6,000.00	\$ -	0%	✓
8030	Fence Section Replacement	\$ 10,000.00	\$ -	0%	✓
8050	Cactus Abatement / Land Mgmt.	\$ 4,000.00	\$ -	0%	✓
8051	Hog Abatement	\$ -	\$ -	0%	✓
8052	Ranch Enhancement TBD by BOD	\$ -	\$ -	0%	✓
	Totals	\$ 191,600.00	\$ -	0%	✓
J. Manton Treasurer		<i>Indicates <95%</i>		94.9%	✓
		<i>Indicates >=95% and <102%</i>		95.0%	⚠
		<i>Indicates >=102%</i>		102.0%	✗

Revenue DUES (\$2,700 x 68)	\$ 183,600.00
Revenue Grazing Lease	\$ 2,000.00
Additional unspent Project Funds (Dock)	\$ 6,000.00
Budget Amount for 2023	\$ 191,600.00

WCR Retained Earnings Proposed Allocations

Retained Earnings End of Year 2022	\$	33,826.29
WCR New Fiscal Year Startup Reserve	\$	(8,000.00)
Dock Repairs 2022 UNSPENT PROJECT FUNDS BROUGHT FORWARD to 2023	\$	(6,000.00)
Firewise East Water Tank 2022 UNSPENT PROJECT FUNDS BROUGHT FORWARD to 2023	\$	(1,800.00)
<i>Firewise East Water Tank 2023 Budget SHORTFALL (\$10K project est) FUNDING REQUEST</i>	\$	(4,200.00)
<i>Mailbox Cluster Expansion NEW PROJECT FUNDING REQUEST</i>	\$	(2,300.00)
Retained Earnings EOY 2022 Reserved for NEW Potential 2023 Projects	\$	11,526.29

Other potential projects not approved at this time:

Main Gate Wall lights (old, repaired multiple times) est \$1K - \$2K
East Gate Wall Lights (old, repaired multiple times) Est \$1K - \$2K
East Gate signage (none ever) est \$2K - \$3K
Xfer additonal funds to Contingency Fund est \$2K
Adams Creek Culvert modifications est \$1K - \$3K
Road Resurfacing additional Contributions est \$?

Active Improvement Projects

Owner	Tract	DRB POC	App Date	Project Description	Contractor	Approval	Start	Anticipated Completion	Status
McLelland	WB-8	Lyn	5/19/2021	Septic, drive, utility pad, parking area	Bostic	5/25/2021	5/15/2021	????	In progress
Piechowski	WR-13B	Lyn	10/25/2021	Install pool and deck in back of home	Homeowner	11/1/2021	ASAP	6/1/2022	In progress
Wong	WR-1B-1B	Terry	6/25/2022	Erosion Control	Self & TBD	7/17/2022	7/20/2022	7/1/2022	In Progress
WCR Commons	WCR - Common Area		11/21/2022	Water tank in common area for fire management	Andy Piechowski		1/1/2023	6/30/2023	Site visit scheduled for 1/25/23
Meier	MCE-2	Andy	1/3/2023	Well House	Self	1/11/2023	1/15/2023	9/30/2023	In Progress

Active New Construction Projects

Owner	Tract	DRB POC	App Date	Variance	Contractor	Approval	Start	Anticipated Completion	Status
McLelland	WB-8	Nelda/Lyn				12/13/2012			Exterior rock completed
Cleary	ER-9A	Andy	1/20/2022		Marley Porter (architect)				Site visit conducted. Awaiting owner selection of contractor and completed application
Sarnelli	MCW-6B1	Terry	4/11/2022		CW Designer Homes, Inc.	10/18/2022			Foundation forms in place; footings poured
Kwolek	WR-1B1A	TBD	3/11/2022						Preliminary application only; variance site visit conducted
Krueger	ER 4-A2	Andy	11/7/2022		Currey Builders	1/16/2023			Formal approval provided on 1/16/2023.
Kelley	WCW-5	Terry	10/9/2022			10/28/2022			Initial foundation work started; rainwater collection tank installed
Learmonth	WR-5	TBD	11/1/2022						Preliminary application only
Machell	ER1-A1	TBD	1/11/2023		Kingdom Home Services				Site visit scheduled for 1/18/23

2023 Completed Improvement Projects

Owner	Tract	DRB POC	App Date	Project Description	Contractor	Approval	Start	Completion	Status
Hughes	ER-13A	Lyn	3/22/2022	Gravel driveway	Self & TBD	3/30/2022	7/29/2022	1/16/2023	Complete

Wolf Creek Ranch
Maintenance Committee Report

1/21/23

Maintenance Committee Members

The Maintenance Committee would like to thank Claudia Machell for her time and effort serving on the Maintenance Committee for 2022. She helped bring new ideas and was responsible for the seminar regarding maintaining our Ag exemption. Claudia has also offered to help with this topic in the future. Thanks to Jennifer Shuta for all her hard work this year in assisting with projects and building the beautiful rock beds at the middle gate.

Randy Lester would like to serve on the Committee. He is willing to volunteer his time and equipment on future projects.

Eliza Bishop, Jennifer Shuta and Randy Lester would like to be considered for the Maintenance Committee for 2023.

Volunteer Work

Claudia Machell – cleaned the mailboxes and area, key pads at gates, and helped pick up trash.

Kim Taniguchi – volunteered his time and equipment (tractor) to mow the Main Pasture numerous times.

Andy Piechowski – volunteered his time to burn the Brush pile.

Helen and Andy Piechowski – helped cut up downed trees with chain saws after wind storm.

Bill Comegys – volunteered his time and equipment (skid steer) to push the brush piles prior to burning.

Jennifer Shuta – volunteered her time driving the ranch reporting issues, cleaning culverts out after storms, Middle Gate landscaping and working on ongoing projects.

Randy Lester – volunteered his time and equipment (tractor) to assist in putting rock in the cactus beds at the Middle Gate.

Chris Pezold – volunteered his time and equipment (skid steer) to push the rocks on the White Bluff Trail

Darren Learmonth– hauled with tractor off stumps from cut tree at Hampton House.

Tommy & Patty Skinner – Maintained the sprinkler system at the main gate.

John Manton – Maintaining the hot wire at the Main Gate, all automated gate entrances, as well as road lighting.

Eliza Bishop – volunteered her time and equipment (tractor, Car, Truck, Trailer, RTV,) to spray roadsides, work with Ramon's crew, pick up debris after storms, put fill in Cactus beds at Middle Gate, ETC.

Numerous contributors – supplying cactus for the new bed at the Middle gate.

Thanks to a very generous donation for the middle gate landscaping who wishes to remain anonymous.

Maintenance for 2023

See attached work list

Main Goals – Promote Fire wise, maintain and insure safe roads, Protect Ag-exemption/Cattle grazing.

WOLF CREEK RANCH
MAINTENANCE REPORT
1/2/23

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

Projects to be completed

GK	WB Trail – clear/mark path	Ramon/Eliza
GK	Spray (Pasture guard) new growth of regrowth of bushes – along roads of all properties	Eliza/volunteer
GK	Clean Trash at Tommy's workshop/in Barn and haul off	Eliza
GK	Remove debris in trees at Morgan Creek in front of MCE-3	2023
R	Repair pot holes/ thin areas on roads/shoulders	Eliza/Williams Asphalt/John
GK	Tunnel - Thin trees on the downside	Discussion/Method/Ramon
R	Order Reflectors	Nelda / CL
GK	Remove very large fallen Oak Tree behind arena (continue)	Eliza/Ramon
F	Review signage for Morgan Cove	Maint. Committee, Nelda, DRB, CL
F	Signage for Mountain Laurel Lane/ Add at Middle Gate	DRB Approval/Nelda/CL
F	RR ties behind round pen – Repair (2)	Eliza/Ramon
R	Railing – Wash/paint 2 nd coat of black paint	Eliza/Ramon
GK	Clean pasture at top corner of White Bluff road	Eliza/Randy/Jennifer
C/LM	Continue process of claiming new park area across from MCW-4/spray cactus 2023/remove Cedar	Eliza/Neil/Ramon

C/LM Claim new pasture area on East side of ranch/Commons in front of MCE-3
 GK Remove dead trees from drought along Morgan Creek
 F Replace declining plants in the Main Gate flower beds/Add dirt/Spring 2023
 GK Cut tree limbs above ditch/culvert along AC – 1
 GK Cut and spray brush along Hallelujah Hill and on upper ledge
 GK Clean out brush under Oak Trees in the Commons
 GK Clean out ditch going up Hallelujah Hill along MCW – 1, 2
 GK Clean roadside ER-2/ER-3
 GK Pick up cut logs at the Hampton House
 GK Clean Commons across from ER-5 to ER-12
 GK Clean Commons on left side of road across from Helipad
 GK Remove silt out of Adams Creek

Eliza/Ramon
 Eliza/Ramon
 Eliza/Ramon
 Eliza/Ramon
 Eliza/Ramon
 Eliza/Ramon
 Eliza/Ramon
 Eliza/Ramon
 Darren
 Eliza/Ramon
 Eliza/Ramon
 Mark/Eliza/Ramon

Ongoing projects

F Signage repainted as needed

In Progress

Eliza/Volunteers

Completed Project

Projects to be completed - CL

R Continue to install / adjust / replace reflectors along roads

CL