

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

16 January 2016

**Attendees:**

Bob Snyder, President  
Lyn Mefford, VP  
Dennis Hill, Treasurer  
Lee Kinard, Secretary  
Fred Ball, Board Member  
Bob Ring, Board Member  
Sue Hill, Board Member  
Warren Dold, ER-7A  
Peter Dold, ER-7A  
Warren Struss, ER-1A  
Coleen & Brandon Struss

Debra Burge, ER-1B  
Tom Mitchell  
Pete Mefford, WB-3  
Terry Stracke, MCW-6A  
Kim & Cindy Taniguchi, MCW-7B  
Gene & Dorine Petru, WB-5B  
Bill Bishop, RR-3  
Becky Carlberg, ER-7B  
John Manton, ER-7B  
Tom Sanders, AC-4

**Attachments**

Agenda  
Sign-in Sheet  
DRB Status Report  
DRB Enforcement Procedures  
Fence Repair Update

Firewise Committee Report  
Firewise Coordinator Areas  
Safety Areas  
Treasurer's Report  
Rainfall for all of 2015

Having confirmed a quorum of directors present to conduct the business of the Association, President Snyder called the meeting to order at 1:00 PM in the WCR Barn, welcoming the board, committee members and owners. President Snyder summarized the agenda for the meeting. See attachment.

Meeting minutes of the previous Board meeting of 14 November 2015, were circulated via email prior to today's meeting. They were accepted by the Board. In the absence of the Board secretary, Lee Kinard, at that meeting, the minutes were taken by Lyn Mefford, VP and have been filed in the WCR office.

**Management Company - PAMco**

A Board discussion ensued relative to requests made of PAMco to add the Association as an additional insured (AI) on the PAMco insurance policy and to make small adjustments to wording in the contract. PAMco's insurance agent flatly refused to make the AI change. Also, the other management company contender refused the same changes. The Board finally decided that the insurance arrangement and contract did not pose an un-due risk and a motion was made by Denny Hill to move forward with the contract at the first opportunity in either February or March. It was seconded by Fred Ball and voted unanimously by the Board.

**Ag Exempt Status**

Bob Snyder stated that the Governor has not yet made the drought proclamation so he is waiting to make the decision about the status. The plan is to make the decision in March.

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**Association Director Elections**

Three Board positions are up for election this year. Those of Bob Snyder, Bob Ring and Denny Hill. Hill has said he will not run and the other two will make the decision soon. The Board is looking forward to PAMco running the election.

**Website Committee**

John Manton has agreed to generate and maintain a Wolf Creek Ranch website which will function along with the PAMco portal website. It is expected that the website will host several things including a periodic newsletter. The PAMco portal will host the WCR CC&Rs and various forms and guidelines. Lyn Mefford moved that the board set up a website committee chaired by Manton. Denny Hill seconded and the Board voted in favor.

**DRB Process**

Sue Hill handed out the DRB Status sheet attached. She also handed out a draft of a proposed CC&R Enforcement procedures. The introduction of an enforcement procedure is intended to ensure compliance issues are dealt with consistently and will serve to provide direction to PAMco. The procedure was modeled after Wildview Ridge HOA. The WCROA CC&R Enforcement procedure will consist of 4 Steps: 1 Courtesy Call, 2 Information Letter, 3 Compliance Letter and 4 Enforcement Action(s). Our goal is to address all issues with a courtesy call and never proceed beyond Step 1. See attached. Denny Hill moved to adopt and Fred Ball seconded. The Board voted unanimously in favor of adopting the procedure. Sue has finalized the procedure and it is attached instead of the draft.

**Ranch Maintenance Update**

Warren Dold provided a handout showing the fence repair areas and the year they were or will be accomplished. See attached. The fence line marked "2017" which runs between ER-9B and ER-13-B is being worked now. It is in a part of the ranch that is very difficult to get to because of vertical 5 ft. bluffs and on steep slopes. The crew is working extra hard to repair this fence. The section marked "2016" will be repaired in 2016. The sections marked "2014" & "2015" have been completed.

Road repairs are progressing and there is \$100K budgeted for this year.

Cactus abatement has slowed for the winter since it is best done in the summer months.

A committee will review the scope of work for dock maintenance with Ernest Meyers soon.

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**Wildlife Management**

Discussion of the deer harvest. Eight deer have been taken so far this year. The state biologist recommends taking 80. There was some discussion about engaging professional hunters to do a concentrated hunt. Warren Struss suggested that mother nature would take care of thinning out the herd at the appropriate time. No action resulted.

**Firewise Update**

John Manton handed out a report discussing the firewise budget, phone tree, firewise coordinators for various locations throughout the ranch and projects for 2016. He also handed out two maps showing WCR safety areas and the areas of the ranch covered by each coordinator. See attachments.

**Ranch Mail Boxes**

The ranch currently maintains two mailboxes; a box at the Burnet PO and a box at the ranch mail kiosk. The board voted to eliminate the Burnet box and thereby eliminate trips to town to retrieve mail.

**Treasurer's Report**

Denny provided the "Treasurer's Report" detailing the 2016 budgets and showing the ranch slightly under budget overall and all projects progressing. See attachment.

**Round-Up**

Round-Up was set for 9 April and Becky Carlberg volunteered to be the chairman.

Next meeting is set for 23 April 2016.

Bob Snyder adjourned the meeting at approximately 2:55 PM.

Submitted and Certified by:

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Lee Kinard, Secretary

Date