



Wolf Ranch Residential Community

Board of Directors Meeting Virtual Via Zoom

Thursday, November 11, 2021 – 10:00 AM

Minutes

Attendees:

Duke Kerrigan, President	Hillwood
John Tatum, Director	Hillwood
Wendy Mueller, PCAM, Community Manager	First Service Residential

The board meeting was called to order by Wendy Mueller at 10:07 a.m.

Management explained that the two most common types of meetings for HOA's are *Board Meetings* and *Annual Meetings*.

Management addressed the owners present letting them know that during the period of declarant control board meetings are typically not open to the members or formally noticed to the community except under certain circumstances. Items on today's agenda that trigger an open and noticed meeting is an increase in the amount of assessments, and proposed changes to recorded documents. Therefore, pursuant to state law, notice of at least 144 hours (six days) was given to the community regarding this open board meeting.

The Wolf Ranch Annual meeting is held on the second Tuesday each January. Notice requirement for the annual meeting is not less than 10 nor more than 60 days. Official notice for the Fourth Annual Meeting of the Members will go out in December. As in past years, management asks that you submit questions prior to the meeting to allow for a thorough response.

New Business:

Management presented a summary budget to the members present. Management explained that during the period of declarant control the budget and assessment rate are set by the developer. The assessment for 2022 has been increased by 9% from \$412 semiannually to \$450 semiannually. The security monitoring assessment did not change and remains \$132 semiannually.



Management indicated that the most significant change in the budget is the addition of a new community amenity in Southfork with all related expenses, and a capital budget of \$200,000 for continued freeze remediation. Developer subsidy for 2022 is budgeted to be \$281,609.

Duke Kerrigan made a motion seconded by John Tatum to approve the budget as presented. Motion carried unanimously.

The second order of business is to approve the Second Amendment of the Wolf Ranch Rules and Regulations as it pertains to religious displays and security measures.

During the most recent legislative session the legislature updated language regarding the type of religious displays that can be installed on private property and visible from common areas and neighboring properties. The new proposed policy requires that these displays be submitted to and approved by the Architectural Committee prior to installation.

Also during the session the legislature passed a law prohibiting an HOA from prohibiting the installation of security measures on private property. The new Wolf Ranch policy further defines "security measures" and requires that they be approved by the Architectural Committee prior to installation.

Finally, during the last session the legislature added additional administrative processes for a 209 hearing where an owner disputes a fine or Architectural decision. The new 209 Hearing Policy adds those changes to be in compliance with state law.

Duke Kerrigan made a motion seconded by John Tatum to approve the budget as presented. Motion carried unanimously.

The board meeting was adjourned at 10:35 a.m.



Duke Kerrigan, President

12/10/21

Date