



December 10, 2019

Dear Wolf Ranch Property Owner:

The packet of documents accompanying this letter contains the following important Homeowners Association information:

1. **Annual Meeting Notice** - The Annual Meeting of Members is scheduled for Tuesday, **January 14, 2020 from 6:30 – 8:00 pm** (Sign in will begin at 6:00) at The First Baptist Church of Georgetown, 1333 W. University, Georgetown, TX 78628. We hope you will be able to join us for this informational meeting of the members.
2. **Resident Questionnaire Form** – You are invited to submit questions for your Homeowners Association Board via the enclosed questionnaire form, or via email to [wendy.mueller@fsresidential.com](mailto:wendy.mueller@fsresidential.com). This allows us the opportunity to be sure that we have a thorough answer for you on the night of the meeting. If you are unable to attend, the submitted questions along with answers will be made available on the website.
3. **Proxy to Establish Quorum**- At this time, a proxy has not been included in your package. The quorum of 10% that is required by your documents to conduct association business will be established by the attendance of the developer Hillwood Communities. After the period of declarant control the use of proxies will be instrumental in achieving the 10% quorum needed to conduct business at the annual meeting.
4. **Minutes from the First Annual Meeting of the Members** – A motion and second will be requested from the floor to formally approve and accept the minutes.

If you have any questions on the above information, please contact Wendy Mueller, your Community General Manager, at 512-828-3870, via email [Wendy.Mueller@fsresidential.com](mailto:Wendy.Mueller@fsresidential.com).

Sincerely,

Board of Directors  
Owners at Wolf Ranch Residential Community



**OWNERS ASSOCIATION OF WOLF RANCH RESIDENTIAL COMMUNITY**

**In Care of  
FIRSTSERVICE RESIDENTIAL, TEXAS  
7 Lakeway Centre Court #102  
Austin, Texas 78734  
Tel: 512-266-6771**

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To: All Wolf Ranch Residential Community Association Members  
From: Wendy Mueller, General Manager  
Date of Notice: December 10, 2019  
Re: Annual Homeowners Meeting

As managing agent for the Owners Association at Wolf Ranch Residential Community Association, we are pleased to invite you to attend the Second Annual Homeowners Association Meeting.

**Please plan to attend:**

**Date: TUESDAY, JANUARY 14<sup>TH</sup> 2020**  
**Time: 6:30pm – 8:00pm**  
**(6:00pm Sign in)**  
**Location: The First Baptist Church of Georgetown**  
**1333 W. University Avenue**  
**Georgetown, TX 78528**

The meeting will serve as an opportunity for the Board of Directors and HOA management to provide residents with a summary of 2019 accomplishments, a 2019-2020 financial presentation and a look towards 2020.

Thank you in advance for your attendance at this meeting. Should you have any questions regarding the Association, please contact the General Manager:

Wendy Mueller, PCAM  
General Manager  
512-828-3870  
Wendy.Mueller@fsresidential.com



## **Wolf Ranch**

### **Second Annual Meeting of the Members Tuesday, January 14, 2020 6:30 pm**

#### **AGENDA**

1. Call to Order
  - a. Introductions
2. Affirmation of Annual Meeting Notice
3. Confirmation of Quorum
4. Management Update –Wendy Mueller, PCAM
5. Lifestyle Update
6. Developer Update – Hillwood – Duke Kerrigan
7. Guest Speakers – Dr. Robert E. Moon  
Georgetown Police Department
8. Adjournment
9. Open Q & A



## 2020 WOLF RANCH HOMEOWNERS ASSOCIATION MEETING QUESTIONS

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Have a question for your Homeowners Association or Board about your community? We would love to hear from you! Please use the space provided below or email to [wendy.mueller@fsresidential.com](mailto:wendy.mueller@fsresidential.com) by 5:00 pm, January 7<sup>th</sup>. Answers will be provided at the meeting on January 14<sup>th</sup>, and posted on the website after the meeting.

1. \_\_\_\_\_

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2. \_\_\_\_\_

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3. \_\_\_\_\_

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# **OWNERS ASSOCIATION OF WOLF RANCH**

## **First Annual Meeting of the Members**

**January 17, 2019 - 6:30 p.m.**

**129 Canyon View Road, Georgetown, Texas 78628**

### **MINUTES**

#### **DIRECTORS PRESENT:**

Duke Kerrigan, President

#### **DIRECTORS ABSENT:**

Kim Cominsky, Director

Brian Carlock, Director

#### **FIRSTSERVICE RESIDENTIAL PRESENT:**

Wendy Mueller, PCAM – General Manager

Erin Scott, Lifestyle Manager

Kasidy Schuab, Director

Tanya Mendenhall, Vice President

Peggy Bessellieu, Lifestyle Director

#### **CALL TO ORDER/NOTICE VERIFICATION:**

President, Duke Kerrigan, called to order the First Meeting of the Membership for the Wolf Ranch Community at 6:27 p.m. He introduced General Manager Wendy Mueller who verified that notice for the annual meeting was mailed in compliance with Article VI, Section 6.3 of the By-Laws.

#### **CONFIRMATION OF QUORUM:**

During the period of declarant control quorum is established by attendance of the declarant the “Class B” member. After the period of declarant control quorum must be achieved by 10% of “Class A” members either in person or by proxy in order to conduct the business of the meeting. At this meeting 74 households were represented.

#### **SPECIAL GUEST – DR. ROBERT MOON**

Dr. Robert Moon introduced himself, and explained his role as the horticultural consultant for Hillwood communities. He explained that he assisted in the selection of the plant pallet for common areas and front yards in the community, and indicated that a focus was given to sustainability and water conservation when creating the pallet for Wolf Ranch. As such he indicated that it is not uncommon for residents to overwater, and provided a recommended irrigation schedule for owners. He reported that he visits and inspects Wolf Ranch once each

month, and reiterated that if owners have questions or concerns about their landscaping that he would be happy to assist while he is here.

### **MANAGEMENT REPORT:**

General Manager Wendy Mueller gave a management report. She identified the primary purposes and benefits of HOA living as 1) Protected and enhanced property values, 2) Maintenance of common areas and 3) Programming and Lifestyle to enhance quality of life, and to promote a sense of community. In addition she outlined the differing roles and responsibilities of the developer, the board and the management team in regards to the day to day operations of the community. A full listing of these responsibilities is included as a handout in the annual meeting package.

Management indicated that a part of their role is ensuring compliance with the communities governing documents to include the Architectural Guidelines, the Bylaws, The Covenants, Conditions and Restrictions and the Rules and Regulations. This includes touring the community regularly to note and correct items that are not in compliance.

### **FINANCIAL REPORT:**

Management reiterated that there is no change in the rate of assessment from 2018 to 2019. Further review of the revenue lines shows that 36% (\$248,000) of total budgeted revenue for 2019 is developer subsidy, 21% (\$147,000) will be resident assessments, 21% (\$144,000) will be builder assessments with the remaining 22% comprised of initial contributions from residents and builders at closing.

Primary expenses for 2019 include landscape maintenance, site staff, lifestyle programming and administrative and utility costs. In reviewing anticipated expense for 2019 it was noted that nearly half of the budget is for landscape maintenance of the common areas. Copies of the 2019 are available for residents by request and will be available on the website.

### **LIFESTYLE REPORT:**

Lifestyle Director, Erin Scott shared a few power point slides highlighting several of the fun and engaging lifestyle events during 2018. "Fun for the Wolf Ranch kids, and the kids at heart." Looking forward to 2019 plans are underway for a whiskey tasting, a yoga and wine social, spring fling and eggstraveganza, a lady bug release and much more. Erin reminded owners that she sends a weekly email outlining pending events with RSVP links when necessary. She asked that owners be sure to RSVP for all events where the HOA provides food or supplies, so that she can be sure to have enough for everyone.

### **DEVELOPER REPORT:**

Duke Kerrigan gave an introduction and background to Hillwood Communities. Mr. Kerrigan explained that there were several major accomplishments during 2018. These included the delivery of lots and beginning building in phase 2, start up on phase 4 south of the 29 and the addition of 221 acres south of the 29 with the purchase of the Guy Tract. Mr. Kerrigan pointed out that we closed out 2018 with 124 closed homes. It is anticipated that there will be 108 closings in 2019.

In 2019 we look forward to many exciting new developments including the opening of phases south of the 29 including phase 4, the Wolf Ranch Elementary School, and welcoming new builders such as Highland Homes to the Wolf Ranch Team.

**RESPECTFULLY SUBMITTED:**

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Wendy Mueller, PCAM  
General Manager, Wolf Ranch Owners Association

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Date

**APPROVED:**

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Duke Kerrigan  
President, Wolf Ranch Owners Association

\_\_\_\_\_  
Date