



WOLF RANCHSM

The Sixth Annual Meeting of the Members

**Tuesday, January 9, 2024
6:00 p.m.**

AGENDA

- Call to Order
- Affirmation of Annual Meeting Notice
- Confirmation of Quorum
- Board and FirstService Residential Introductions
- Approval of Minutes – January 10, 2023
- Management Report
 - Who does what?
 - ACC Improvements
 - 2024 Budget Comparison
- Lifestyle Report
 - Review
 - Looking Ahead
- Developer Report
 - 2023 Recap
 - 2024 Look Ahead
- Q&A
- Adjourn

OWNERS ASSOCIATION OF WOLF RANCH

Fifth Annual Meeting of the Members

January 10, 2023 - 6:00 p.m.
Virtual Via Zoom

MINUTES

DIRECTORS PRESENT:

Duke Kerrigan, President
Carter DeWalch, Vice President

DIRECTORS ABSENT:

Kim Cominsky, Director

FIRSTSERVICE RESIDENTIAL PRESENT:

Wendy Mueller, PCAM – General Manager
Tanya Mendenhall, Vice President
Dana Thomas, Lifestyle Director

CALL TO ORDER/NOTICE VERIFICATION:

President, Duke Kerrigan, called to order the Fifth Annual Meeting of the Membership for the Wolf Ranch Community at 6:30 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.

Wendy Mueller opened the meeting with an explanation that this year's annual meeting was being held virtually out of an abundance of caution for the health and safety of the management team, the development team and owners in the community. Wendy outlined the structure of the meeting and reviewed the agenda.

Wendy thanked community partners Urban Dirt, HomePro, Georgetown Country Club, Dr. Robert Moon and FirstService Residential for their generous door prize contributions. She indicated that in order to participate in this year's raffle, owners should stop by the Den to receive raffle tickets. The raffle is scheduled to be held via Facebook live on Friday.

Additionally, Wendy thanked owners who had taken the time to submit questions in advance of the meeting. Written responses to those questions were provided in the annual meeting handouts that were emailed to owners with the Zoom link to the meeting. The handouts will be posted on the website at www.wolfranchhoa.org. Additionally, the virtual annual meeting is being recorded and will be posted on the website for those unable to attend.

APPROVAL OF MINUTES – January 11,2022

General Manager Wendy Mueller asked for a motion and second to approve the Annual meeting minutes from the previous year. Jerry Wolters made a motion seconded by Chris McVay to approve the January 11, 2022 meeting minutes as submitted. Motion carried.

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 122 households were represented.

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 also outlined the type of regular meetings held by HOA’s, the notice requirements for each and illustrated how meetings differ depending on whether the HOA is in developer or homeowner control.

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.

In addition, management is responsible for overseeing the Architectural review process for new home approvals and modifications. During 2022 the Architectural Review Committee reviewed and approved 305 new home plans and 119 modifications. As of the end of the 2022 there were 888 occupied homes.

FINANCIAL REPORT:

Each year the association will review the previous year’s expenses and contract services in order to project a budget for the coming year. As Wolf Ranch grows we will continue to add amenities, services and common areas. For this reason, it is reasonable to anticipate a modest assessment increase each year between three and five percent. The long-term goal is to reach the appropriate assessment level during the development years so that the number of rooftops at build out will be able to fully support the community’s budget.

During the early years of a community, the developer subsidizes the budget as there are not enough rooftops to pay for the amenities and common area maintenance. In 2022 the developer subsidy was \$209,667. In 2023, the developer subsidy is budgeted to be \$212,390.

Further review of the revenue lines shows that 10% (\$212,390) of total budgeted revenue for 2022 is developer subsidy, 68% (\$1,410,885) will be homeowner and builder assessments with the remaining 19% (\$390,000) comprised of initial contributions from residents and builders at closing and 3% (\$57,978) of other income.

Primary expenses for 2021 include landscape maintenance, site staff, lifestyle programming and administrative and utility costs. Copies of the 2022 year-end financial and the 2023 budget are available for residents by request, and will be available on the resident portal.

LIFESTYLE REPORT:

Lifestyle Director, Dana Thomas, gave a snapshot of events during 2022. With the waning of Covid, and the lessening of restrictions on gatherings Lifestyle was really able to make the most of 2022. Many new signature events were on the calendar including a Casino Night, Cinco De Derby, Hawaiian Luau, Wolf Ranch Birthday, National Night Out and Adult Field Trip. We also implemented recurring series events including our First Friday Morning Mixer and Rhythm and Brews.

During 2022 many new community groups were formed including the Mom’s group and Monday Men’s Coffee Club.

Dana reported that in summer 2021, we launched a mobile app, *Wolf Ranch Life*, which has proven to be a great tool to help us with managing reservations. The app is used to RSVP for events, receive push notifications about happenings, and get connected with all the amenities and calendars.

Management passed out three awards in 2023 for the “We couldn’t have done it without you award!” to Bonnie Hebert, Keely Purnell and John Powers. We want to thank all of our volunteers who help us keep things moving, and give special recognition to these three who have been there for us all year.

DEVELOPER REPORT:

Duke Kerrigan gave an introduction and background to Hillwood Communities. Mr. Kerrigan explained that there were several major accomplishments during 2022. This included the delivery of 350 lots (1,558 since inception). He pointed out that the average home size during 2021 was 2,410 square feet with an average cost of \$645,000 which is an 18% increase over the previous year.. Finally, during the period there were 182 new sales (955 since inception). There are still 969 lots to be developed.

In 2023 we look forward to extensive growth particularly in the newly delivered parcels in South Fork. Additionally, we look forward to the new amenity complex - *River Camp*.

RESPECTFULLY SUBMITTED:

Wendy Mueller, PCAM

Date

General Manager, Wolf Ranch Owners Association

APPROVED:

Duke Kerrigan
President, Wolf Ranch Owners Association

Date

DRAFT



WOLF RANCHSM

Who Is The Developer?

- Plans the layout and design elements
- Installs infrastructure
- Forms the Association
- Works with legal counsel to create governing rules and guidelines
- Deficit funds the association

Who Is On The Board And What Is Their Role?

- Representatives of the Development Team
- Approval of budgets & contracts
- Determines assessment rates
- Establishes policies
- Establishes committees
- Initially serves as the ACC

What Is The Management Company's Role?

- Provide information, training, and leadership on the Association's operations to the Board and the community
- Day to day operations
- Resident liaison
- Accounts payable & receivable
- Budget and financial preparation for Board approval
- Meeting facilitation
- Coordination with vendors
- CC&R enforcement
- ACC coordination
- Stay informed of legislative changes and industry advances
- Social infrastructure and community building

2023-2024
Wolf Ranch Owners Association
Budget Comparison

Operating

Category	2023		2024	Description
	Annualized	Budget	Budget	
Income				
Assessments	\$ 1,475,855.00	\$ 1,800,885.00	\$ 2,008,810.00	Beginning billable units 1639(owner and builder) for 2024. Working Capital - 569 developer release units. (\$500) for 2024.
Other Revenue	\$ 61,750.00	\$ 57,978.00	\$ 82,778.00	ACC, Church, Developer Subsidy 2024 = \$377, 070 (2022 = 212,390 - As of this financial \$136,233)
Total Revenue	\$ 1,537,605.00	\$ 1,858,863.00	\$ 2,091,588.00	
Expense				
Administrative	\$ 152,000.00	\$ 112,662.00	\$ 142,548.00	Additional social budget for programming and mobile application.
Insurance/Taxes	\$ 37,306.00	\$ 45,070.00	\$ 52,524.00	Package, D&O and Umbrella - Increase due to River Camp.
Professional Fees	\$ 340,780.00	\$ 479,436.00	\$ 483,420.00	Management fees, dedicated site staff and architectural review. Addition of 1 new team member with RC.
Utilities	\$ 120,000.00	\$ 154,721.00	\$ 222,384.00	Water, electric, gas and tele services.
Bldg/Grounds	\$ 571,888.00	\$ 882,556.00	\$ 939,048.00	Landscape contract, monitoring, holiday decorations, batch pond management and special projects.
Maintenance/Repairs	\$ 141,670.00	\$ 163,313.00	\$ 200,652.00	Janitorial and porter contracts. Irrigation repair. Grounds and batch pond maintenance.
Clubhouse Supplies	\$ 16,101.00	\$ 12,108.00	\$ 23,004.00	Coffee Supplies, paper products and cleaning supplies.
Pool Operations	\$ 88,328.00	\$ 94,631.00	\$ 89,412.00	Contract maintenance, repairs and chemicals. <i>Lifeguards</i> for River Camp.
Other Expenses	\$ 42,356.00	\$ 45,756.00	\$ 177,666.00	Contingency and fitness equipment.
Reserve Transfer	\$ 80,000.00	\$ 81,000.00	\$ 138,000.00	Reserve Study updated September 2023 with addition of River Camp.
Total Expenses	\$ 1,590,429.00	\$ 2,071,253.00	\$ 2,468,658.00	Contingency plus Upgrades and improvements - \$24,396 + \$112,470 - Benches, Picnic Tables, Storm clean up, Heritage maintenance
Net Operating Income/(Loss)	\$ (52,824.00)	\$ (212,390.00)	\$ (377,070.00)	Subsidy budgeted for 2024 - \$377,070

Reserve

Category	2023		2024	Description
	Actual	Budget	Budget	
Total Revenue	\$ 49,500.00	\$ 8,100.00	\$ 139,000.00	Contribution based on third party reserve consultant, and study updated September 2023 with addition of River Camp.
Total Expenses	\$ 5,672.00	\$ 21,823.00	\$ -	Den pool deck Replacement and Well Repair phase 1 pond
Net Reserve Income/(Loss)	\$ 43,828.00	\$ (13,723.00)	\$ 139,000.00	Current Reserve: \$87,327

Wolf Ranch FAQ's – 2024 Annual Meeting

Thank you to everyone who took the time to send in questions for our annual meeting. Please find HOA responses below. These will be posted on the Wolf Ranch website should you need to refer to them at a later date.

With all of the new construction across Wolf Ranch Parkway traffic is becoming very challenging. In addition, there is significant speeding along Legacy Crossing. What traffic control measures are contemplated to assist with these problems?

The City of Georgetown will host an open house to provide information and answer questions about the Wolf Ranch Parkway and Memorial Drive traffic control projects. Owners are invited to drop by the Wolf Ranch River Camp Amenity Center on Tuesday, January 16th between 6:00 and 7:30 pm. Notification of this meeting is included in the annual meeting handouts.

It is our understanding that there will be a traffic light located at Legacy and Wolf Ranch Parkway. That said, the timing of this light is at the full discretion of the City of Georgetown.

Please note that all traffic control is governed by the City of Georgetown Transportation Department. For a full description of upcoming traffic initiatives please refer to www.transportation.georgetown.org.

For issues regarding speeding please contact the Georgetown police department at 512-930-3510.

With the growing popularity of pickleball, will the community be adding pickleball courts as a community amenity?

After completing a community survey in 2023 Hillwood elected to add a multi sport court to the River Camp amenity center. This court will include both basketball and pickleball. This new feature will be available to the community early in the second quarter of 2024.

There are no additional courts planned at this time. As the community continues expansion west of the Southwest bypass, if the land plan allows, additional courts will be considered.

Are there more trails planned for Wolf Ranch? If so, where will they be?

New trails are contemplated in Southfork in conjunction with the new *River Camp* amenity, and in the West Bend section of Wolf Ranch west of the Southwest Bypass. These new trails will be delivered on a phase-by-phase basis. Currently, there are 1.5 miles of additional trails under construction in Southfork that are scheduled to be delivered in the first quarter of this year. As new trails are added to the community our trail map will be updated and posted on the HOA website www.wolfranchhoa.org

Who maintains the trails?

Hiking trails within the community are maintained by the HOA. If you notice an issue that requires attention please report it to the HOA at 512-828-3870 or via email at wendy.mueller@fsresidential.com The Georgetown regional trail system is maintained by the Parks and Recreation Department of the City of Georgetown. They can be reached at 512-930-3595.

Is security monitoring with HomePro required?

Yes. The C,C&R's (Covenants, Conditions and Restrictions) for the Wolf Ranch Community speak specifically to the alarm monitoring assessment in Section 6.1.e. The association is currently in a long term bulk service agreement with HomePro to provide security monitoring services to every home in Wolf Ranch. The bulk service agreement provides Wolf Ranch owners with monitoring services at a significantly reduced cost. The current contract is set to expire in three years, at which time the board will consider options for the community going forward.

Please note that owners may use another provider for monitoring services, but that will not reduce the amount of the annual assessment.

What is the timeline for when residents will be able to be appointed or elected to serve on the board of directors for Wolf Ranch?

The period of declarant control and process for turnover to homeowners is defined in the community C,C&R's and in Chapter 209 of the Texas Property Code. Chapter 209 states that "On or before the 120th day after the date 75% of the total number of lots that may be created and made subject to the Declaration are conveyed to Lot Owners, at least 1/3 of the members of the Board of Directors must be elected by Lot Owners."

Wolf Ranch is anticipated to have approximately 2500 units at build out. This means that the first homeowner director will be elected when 75% of this total (approximately 2000) is conveyed to unit owners. Currently we have 1,100 occupied homes. Approximately one year before a homeowner appointment we will solicit volunteers for a transition committee. These volunteers will receive training in all aspects of association/board management in order to have a full understanding of the commitment and responsibilities of serving on an HOA board.

Can owners have their street address painted on the curb of their driveway?

Curb painting is not permitted in Wolf Ranch at this time.

How early are construction crews allowed to start working?

Our documents mimic the City of Georgetown guidelines and allow construction to begin 30 minutes prior to sunrise and continue until 30 minutes after sunset.

How often is a member of the HOA touring the neighborhood and giving out warnings or talking to the people about possible violations?

I am out in the community several times each week. I am inspecting common areas, doing final inspections on new builds, and looking for potential infractions of the C,C&R's. Please feel free to contact me if there are items that you would like me to inspect. I can be reached at 512-828-3870 and at wendy.mueller@fsresidential.com.

How do you handle violations of the governing documents?

One of the vital (but certainly least enjoyed) responsibilities of your HOA team is to inspect the community regularly in order to alert homeowners of issues which act against Wolf Ranch Covenants, Conditions & Restrictions (or CCRs), which can be found on our website www.wolfranchhoa.org

An important thing to know is that the violation is a snapshot in time. For example, we may inspect the home on Monday and find the lawn is in need of maintenance, the homeowner may mow/edge/weed their lawn on Tuesday, then receive the letter on Wednesday. **During 2023 the HOA issued 390 violation letters. Of that number 183 were related to landscape maintenance.**

Please find below the due process for violation enforcement.

- **Friendly Reminder:** The HOAs first communication is a friendly reminder. The purpose of this letter is to ensure the homeowner is aware of the rule or regulation in question and brings it to the homeowner's attention. From the print date, the homeowner has 3-10 days to comply; the compliance date is specified in the letter, and a photo of the violation is included.
- **Second Notice:** The HOA will re-inspect on or after the friendly reminder's compliance date. If the homeowner has not complied, the HOA office will send a second notice and provide an additional 3-10 days to comply. Again, the compliance date is noted in the letter, and a photo of the violation is included.
- **Final Notice:** Should the second compliance date pass without resolution, the HOA office will send a Final Notice which acts as a legal notice that the homeowner now has thirty days to comply before a specified fine is imposed. Fines can range from \$25 to \$200. The letter also specifies that a fine may be levied (and increased) if the violation re-occurs within the next six months.
- **Fine Letter:** Unfortunately, if the homeowner fails to comply, the HOA will now fine the homeowner and provide thirty days before re-inspection and the next fine. The initial fine is \$25, if uncured in thirty days it becomes \$50.
- **Recurring Fines:** Should the violation remain uncured, the owner will be fined \$100 every thirty days. At this stage the HOA may hire a crew to solve the situation at the homeowner's expense.

In 2023 new legislation passed that required ALL HOA's to update their Enforcement and Fine policies and post them on the community website for owners to access. For a copy of the updated Enforcement and Fine Policy please go to www.wolfranchhoa.org

Can golf carts be driven in Wolf Ranch? Golf Carts are permitted to be used in Wolf Ranch as long as they meet all City, County and State requirements. Golf Carts may only be driven by a licensed driver. Golf Carts are allowed to be driven on streets only, and are not allowed on sidewalks, pathways, open spaces or trails

What is the schedule of maintenance for the water quality/retention ponds?

These areas are monitored for debris on a weekly basis. The ponds are fully mowed two times each year. One in late summer (August) after the wildflowers have died off and reseeded, then another in late winter/early spring prior to the new wildflower season. Throughout the growing season a buffer will be maintained behind the houses with wrought iron fencing that backs up to the ponds.

It seems apparent that a number of Wolf Ranch homeowners are dissatisfied with Optimum who is currently the only available Internet Service Provider. How can we leverage the voting power of the Wolf Ranch community with the applicable lawmakers to encourage them to require that Optimum provide both the Internet service and the customer service to justify their current monopoly, or to consider finding a replacement?

Optimum is the current service provider for Wolf Ranch, and much of the City of Georgetown. It is common for telecommunication companies to have a geographical monopoly on their service territories due to the significant investment they make installing the infrastructure for their services. For another company to offer their services to Wolf Ranch they would have to invest in their own infrastructure (fiber) to provide those services. To date there have been no additional telecommunication providers looking to expand into Wolf Ranch.

How long are owners allowed to have holiday decorations on their homes and yards?

The rules and regulations for Wolf Ranch specify that "holiday decorations may be installed thirty (30) days prior to the holiday, and must be removed within seven (7) days after except that Christmas decorations may be maintained from Thanksgiving until January 15th".

The board has modified this slightly to allow owners to take advantage of early installation discounts. Christmas decorations can be installed as early as November 1st, but should not be illuminated until Thanksgiving.

To review the Rules and Regulations in full please visit www.wolfranchhoa.org

Will the dry retention basins in the community be converted to ponds?

No. Presently there are two wet basins in Wolf Ranch, one in Hilltop and one in South Fork. All future retention basins in the community will be dry. These dry retention ponds are required by the Texas Commission on Environmental Quality (TCEQ) for filtration of rain and irrigation water that will eventually make its way to rivers and streams.



FOR IMMEDIATE RELEASE
Contact: Communications and Public
Engagement Department
pio@georgetown.org
Dec. 15, 2023

Open House for Wolf Ranch Parkway and Memorial Drive projects on Jan. 16

The City of Georgetown will host a public open house to provide information and answer questions about the [Wolf Ranch Parkway and Memorial Drive projects](#). Members of the public are invited to drop by the Wolf Ranch River Camp Amenity Center, 101 River Overlook Road, between 6 and 7:30 p.m. Tuesday, Jan. 16., to learn more and ask questions about the project.

The Wolf Ranch Parkway project includes widening the roadway from Hwy. 29 to Rivery Boulevard to four lanes with a center median and adding a shared-use path. The City will install a roundabout at Memorial Drive and two traffic signals—at Rivery Driveway and Legacy Crossing—as part of the project. Temporary traffic signals will be installed prior to the project's completion. The City will not need to acquire rights of way from the surrounding neighborhood.

The Memorial Drive project includes widening the roadway from River Chase to Wolf Ranch Parkway and adding a sidewalk on the south side of the road.

Expanding Memorial Drive and constructing the roundabout are estimated at \$3.4 million. Cost estimates for the remaining work are still being determined. Funding for the projects will be split among the City Council's Special Revenue Fund, the street maintenance quarter-cent sales tax, and potentially Georgetown Transportation Enhancement Corporation. Timelines for construction are still being finalized.

Design engineers have completed 30-percent design plans for the Wolf Ranch Parkway and Memorial Drive projects and will have schematic design illustrations for the projects for review and feedback at the open house. Schematic designs include vehicle lane configurations and other features such as sidewalks, multi-use paths, and drainageways.

City engineering staff and engineering contractors will be at the open house to answer questions about the project.

[Members of the public can learn more and share feedback about the project via an online comment box, which can be found here on the City's website.](#)

The deadline to submit comments on these projects is 11:59 p.m. Tuesday, Jan. 30. All public comments submitted on the projects will be reviewed and considered in the final designs.

##

Georgetown: A welcoming and safe community honoring our past and planning for a vibrant future.