



WOLF RANCHSM

**Second Annual Meeting of the Members
The First Baptist Church of Georgetown
Tuesday, January 14, 2020
6:30 p.m.**

AGENDA

- Call to Order
- Affirmation of Annual Meeting Notice
- Confirmation of Quorum
- Board and FirstService Residential Introductions
- Approval of Minutes – January 17, 2018
- Management Report
 - Who does what?
 - ACC Improvements
 - 2020 Budget
- Lifestyle Report
 - Review
 - Looking Ahead
- Developer Report
 - 2019 Recap
 - 2020 Look Ahead
- Special Guests Introductions
- Dr. Robert E. Moon Presentation
- Raffle
- Q&A
- Adjourn

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:

Wendy Mueller, PCAM
General Manager, Wolf Ranch Owners Association

Date

APPROVED:

Duke Kerrigan
President, Wolf Ranch Owners Association

Date



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 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 preparation for Board approval
- Meeting facilitation
- Coordination with vendors
- CC&R enforcement
- Stay informed of legislative changes and industry advances

2019 - 2020
Wolf Ranch Owners Association
Budget Comparison

Category	2019		2020		Description
	Annualized	Budget	Budget	Budget	
Operating					
<i>Income</i>					
Assessments	\$ 349,622.00	\$ 305,021.00	\$ 525,950.00		Beginning billable units 394 for 2020. Assessment up 3% to \$824 from \$800.
Other Revenue	\$ 107,400.00	\$ 126,000.00	\$ 64,500.00		Working Capital - 129 units
Total Revenue	\$ 457,022.00	\$ 431,021.00	\$ 590,450.00		
Expense					
Administrative	\$ 46,400.00	\$ 49,455.00	\$ 50,832.00		Primarily social line item - \$39,000
Insurance/Taxes	\$ 14,409.00	\$ 14,410.00	\$ 13,600.00		Package, D&O and Umbrella
Professional Fees	\$ 261,854.00	\$ 242,453.00	\$ 260,184.00		Management fees and dedicated site staff.
Utilities	\$ 69,382.00	\$ 58,092.00	\$ 89,976.00		Water, electric and phone services.
Bldgs/Grounds	\$ 270,864.00	\$ 230,674.00	\$ 385,778.00		Landscape contract, monitoring and special projects.
Maintenance/Repairs	\$ 42,872.00	\$ 39,144.00	\$ 51,564.00		Janitorial and porter contracts.
Security Monitoring	\$ -	\$ 2,612.00	\$ 4,704.00		None ytd.
Clubhouse Supplies	\$ 528.00	\$ 1,200.00	\$ 1,200.00		
Pool Operations	\$ 20,368.00	\$ 20,404.00	\$ 27,004.00		Contract maintenance, repairs and chemicals.
Other Expenses	\$ 18,873.00	\$ 33,000.00	\$ 33,000.00		Reseal of Den exterior.
Reserve Transfer	\$ -	\$ -	\$ 16,500.00		Reserve Study May 2019
Total Expenses	\$ 745,550.00	\$ 691,444.00	\$ 934,342.00		
Net Operating Income/(Loss)	\$ (288,528.00)	\$ (260,423.00)	\$ (343,892.00)		\$218,161 developer subsidy ytd for 2019. \$343,952 budgeted for 2020.

Reserve

Category	2019		2020		Description
	Actual	Budget	Budget	Budget	
Total Revenue	\$ -	\$ -	\$ 16,500.00		Contribution based on third party reserve constant, and study
Total Expenses	\$ -	\$ -	\$ -		conducted May 2019.
Net Reserve Income/(Loss)	\$ -	\$ -	\$ 16,500.00		

Wolf Ranch FAQ's – 2020 Annual Meeting

Thank you to everyone who took the time to send in questions for our annual meeting. Below please find HOA responses. These will be posted on the Wolf Ranch website should you need to refer to them at a later date. For questions not reflected on these pages there will be an open Q&A period at the end of the presentation.

Please provide specific information regarding the 2020 budget and the reason for the 3% increase in assessments.

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 be adding amenities, services and common areas. 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. For that reason, it is likely that the HOA assessments will increase annually by a moderate 2-4%.

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 2019 the developer subsidy was \$219,000. In 2020, the developer subsidy is budgeted to be \$343,000.

For 2020 the assessment was increased by 3% from \$400 to \$412 semi-annually. In 2020 we expect to add significant common areas (landscape) in the new development areas (3A, 4A, 4B and 6). This will increase both our landscape contract and utility expense. The increase also takes into consideration items that were not budgeted or under budgeted in 2019.

There will be a budget presentation during the course of the meeting. Also, for those with interest, the monthly financial is posted on your resident portal each month.

Now that Wolf Ranch has two communities (Wolf Ranch Hilltop and Southfork) will each community have its own HOA?

No. Both Hilltop and Southfork are part of the Wolf Ranch Community. The sub-brands are simply to differentiate the locations north and south of the 29. Owners in Hilltop and Southfork will share all amenities and will all pay the same assessment for use of those amenities. Certain parcels may offer additional services (front and or rear yard landscape maintenance) in which case they will pay slightly more for that service.

What will be done to have consistent enforcement of dark sky light requirement by the HOA?

There is no mandatory requirement with the City of Georgetown to abide by "dark sky" provisions. However, our documents and architectural guidelines are written with "dark sky" provisions/protections in mind. Only certain lighting will be approved for use in Wolf Ranch. The primary requirement is that the source of the light (bulb) be shielded from view. This means that the bulb must be shielded, recessed in the fixture or obscured by frosted glass. This is intended to limit light pollution, and prevent light from spilling over into neighboring properties. This is one of the items included on the final inspection for new homes, and an item included in the regular inspections of the community. If you are being impacted by spillover light from neighboring property, please bring this to the attention of the HOA.

When will additional signage be installed to inform residents and visitors that street parking is only allowed on the even side of the street?

With the development of each new parcel a signage plan is submitted and approved by the City of Georgetown. The signage is installed per approved plan. As the streets in Wolf Ranch are public, they are under the jurisdiction of the City of Georgetown. Any change to the approved signage plan must be approved and installed by the City of Georgetown.

Can anything be done or said to USPS about a reasonable delivery time for mail?

The City of Georgetown Postmaster, Dana Anderson, has asked that any time you have an issue with mail delivery that you contact him as soon as it happens. He can be reached at dana.r.anderson@usps.gov. He asks that you please include your phone number in the communication so that he can follow up with you.

Why is there only recycling pickup every other Thursday?

Garbage and recycling services are provided by Georgetown Utility Systems. The services provided for your monthly payment include:

- Weekly curbside solid waste collection
- Bi-weekly curbside recycling collection
- Quarterly household hazardous waste disposal via a voucher
- Monthly curbside yard trimming collection
- Twice-yearly bulk waste pickup

GUS can be reached by calling 512-930-3640 or emailing customercare@georgetown.org.

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 at a significantly reduced cost.

Can dues be paid monthly rather than semi-annually?

It would be very unusual for a single family community to collect assessments on a monthly basis. Monthly billing costs more for the association (statements and postage), and creates a collection burden that doesn't allow for adequate cash flow for the day to day operations of the community.

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 2700-3000 units at build out. This means that the first homeowner director will be elected when 75% of this total is conveyed to unit owners.

We notice that construction is beginning south of the 29. What is the schedule for developing these new areas?

Phases 4A and 4B lots have all been completed and conveyed to builders. These parcels are now in the home construction stage. Lennar reports that the infrastructure for Parcel 6 should be complete May 2020.

When will the construction for phase 3 be complete?

Substantial completion of this parcel is targeted for May 2020.

Can you please update us on the water retention pond in phase 1?

The Developer continues to work with the Williamson County Municipal Utility District 28 (WCMUD 28) on identifying the full scope of the construction deficiencies. Several rounds of testing have been completed and additional testing is scheduled to be done in January and February. Once the testing has been complete, the Developer and WCMUD 28 will begin all necessary repair work to complete the work. The Developer will provide notice to the resident once the scope and timeline to repair the Pond as known. The Developer remains committed to fix this problem.

What amenities will be available in the new areas, and will they be open to everyone?

Plans are currently being developed for the second amenity complexes for Wolf Ranch. While the plans are still conceptual we know that there will be a pool, a large multipurpose amenity building and several outdoor spaces including an event lawn and amenities for children. This new complex will be coming online in the next couple of years. The great news is that all Wolf Ranch amenities are open to all Wolf Ranch residents!

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

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

Is HOA responsible for keeping empty lots or is it the builders? Who reinforces that empty lots that are neighboring a home with a lawn are being kept?

There are multiple layers of responsibility here. It is the HOA's responsibility to regularly inspect the community to ensure that vacant lots, job sites and homes are maintained. Builders are responsible for containing their construction debris on active job sites, and also for removing any construction materials from vacant lots. The developer accepts responsibility for mowing vacant lots on an as needed basis, and sweeps high traffic streets 12 times per year.

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

The community manager is in the community several times each week, 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 us if there are items that you would like us to inspect. You may contact us at 512-828-3870 and wendy.mueller@fsresidential.com.

Why do rear yard improvements have to be approved by the HOA?

All visible exterior improvements require HOA approval. This is essentially to preserve the visual integrity of the neighborhood, and ultimately maintain property values. That said, fully enclosed rear yards improvements that would not be visible by neighbors or common areas do not require HOA approval. Please be advised that even if it will not be visible, certain items do have set back requirements off of common fences. If you have any questions about the ACC process or the Architectural Guidelines please call Wendy at 512-828-3870. Also, all guidelines and ACC submittal forms can be found on our website www.wolfranchhoa.org

How early are construction crews allowed to start working?

Our documents allow for construction to begin 30 minutes prior to sunrise and continue until 30 minutes after sunset.

What can be done about speeding and failure to stop at stop signs?

The streets in Wolf Ranch are public and traffic infractions are within the jurisdiction of the Georgetown Police Department. We work closely with our local law enforcement team. Several of them will be attending tonight's meeting to give a short presentation and answer your questions.

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. If provided, Golf Carts must park in designated parking areas.