

# Board Meeting – November 11, 2021





**WOLF RANCH™**

**Owners Association of Wolf Ranch**

**Board of Directors Meeting  
November 11, 2021**



# Agenda



## Agenda

### **Wolf Ranch Residential Community**

### **Virtual Board of Directors Meeting**

**Thursday, November 11, 2021 – 10:00 AM**

I. Call to Order

II. New Business

1. 2022 Operating Budget and Rate of Assessment.
2. Second Amendment to the Rules and Recommendations for the Owners Association of Wolf Ranch regarding Security Measures, and Religious Displays pursuant to 2021 Legislative changes.
3. Update to 209 Hearing Policy pursuant to 2021 Legislative changes.

III. Adjournment

IV. Question and Answer Session

# Introductions

## Board of Directors



**Duke Kerrigan**

President WR HOA

**John Tatum**

Director WR HOA

**Kim Cominsky**

Secretary/Treasurer WR HOA



## Management Team

**Wendy Mueller, PCAM**

General Manager

**Dana Thomas**

Lifestyle Manager



# Why are we having a board meeting?

## **REQUIREMENT FOR OPEN BOARD MEETINGS:**

***BY-LAWS***

***VS.***

***TEXAS PROPERTY CODE – CHAPTER 209***

# What is the purpose of today's meeting?

## Three Objectives:

1. Approve budget and rate of assessment for 2022.
2. Approve Second Amendment to Rules and Regulations
  - Religious Displays
  - Security Measures
3. Approve Updated 209 Hearing Policy

# Rate of Assessment

## Annual Assessment:

2018 - \$1,032 = \$800 + \$264

2019 - \$1,032 = \$800 + \$264 (0%)

2020 - \$1,088 = \$824 + \$264 (3%)

2021 - \$1,088 = \$824 + \$264 (0%)

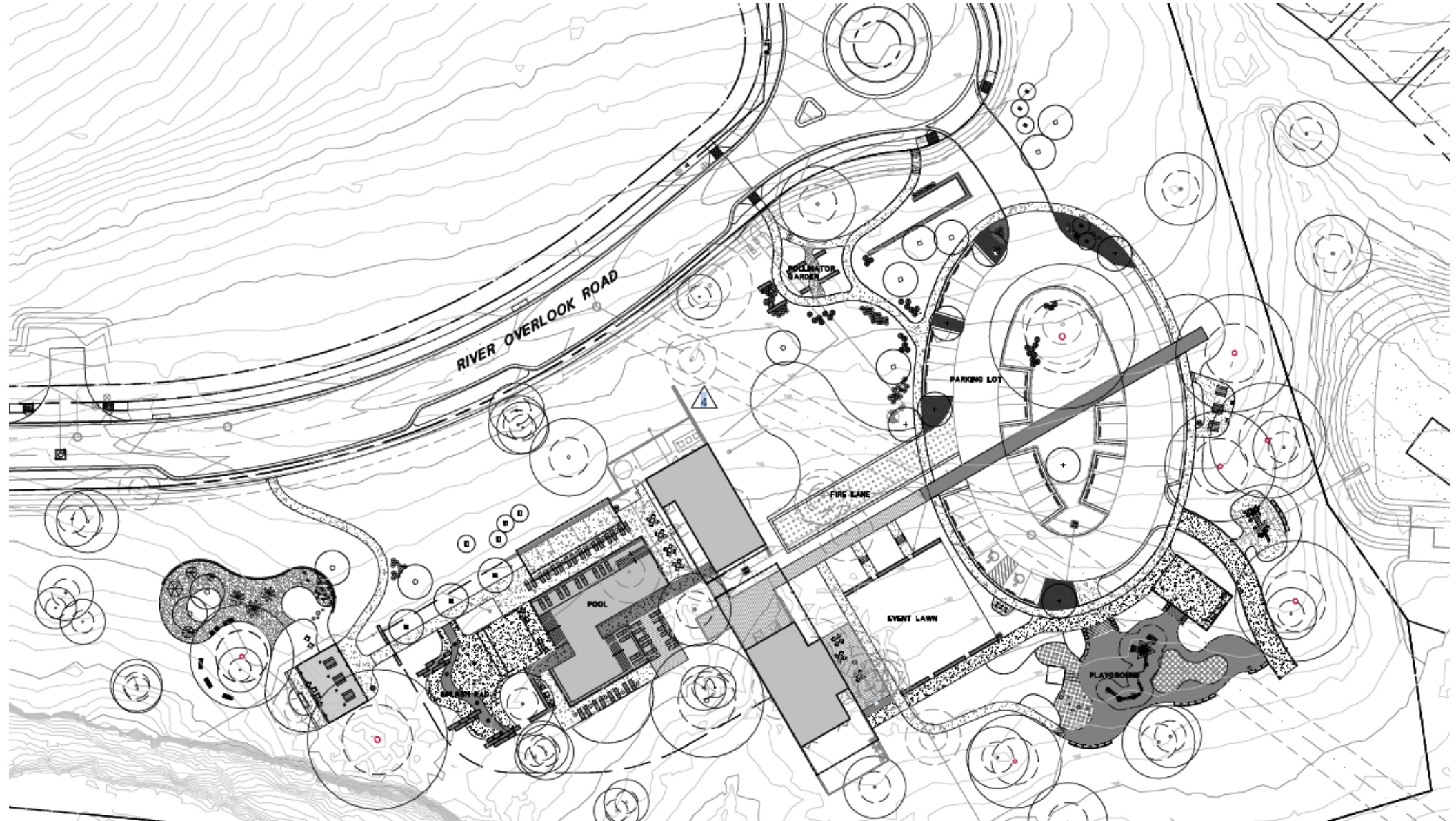
2022 - \$1,164 = \$900 + \$264 (9%)

# River Camp:

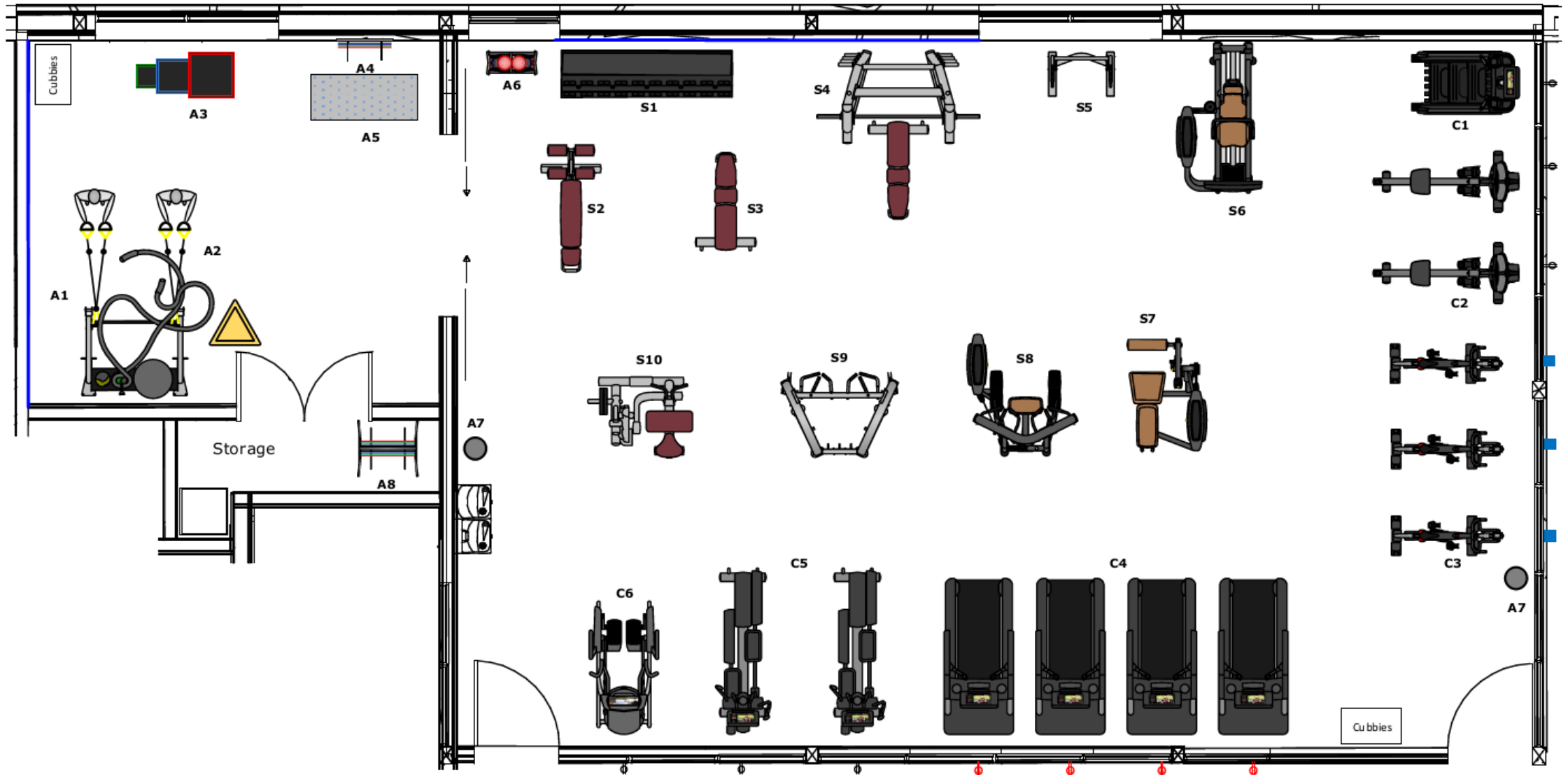




# River Camp:



# River Camp Fitness:



# River Camp:



# River Camp:



# River Camp:





**2021-2022**  
**Wolf Ranch Owners Association**  
**Budget Comparison**

**Operating**

Category	2021		2022	Description
	Annualized	Budget	Budget	
<b>Income</b>				
Assessments	\$ 734,230.00	\$ 626,048.00	\$ 1,336,200.00	Beginning billable units 833 (owner and builder) for 2022. Working Capital - 228 units (\$500) for 2022 - \$900
Other Revenue	\$ 287,086.00	\$ 209,200.00	\$ 57,978.00	ACC, Developer Subsidy (\$361,126 Total - As of this financial \$210,340)
<b>Total Revenue</b>	<b>\$ 1,021,316.00</b>	<b>\$ 835,248.00</b>	<b>\$ 1,394,178.00</b>	
<b>Expense</b>				
Administrative	\$ 76,542.00	\$ 86,640.00	\$ 93,180.00	Additional social budget for programming and mobile application.
Insurance/Taxes	\$ 16,763.00	\$ 18,500.00	\$ 27,700.00	Package, D&O and Umbrella
Professional Fees	\$ 359,645.00	\$ 336,550.00	\$ 393,729.00	Management fees, dedicated site staff and architectural review. Addition of 1 new team member with RC.
Utilities	\$ 87,976.00	\$ 76,800.00	\$ 124,280.00	Water, electric and phone services.
Bldgs/Grounds	\$ 502,010.00	\$ 455,670.00	\$ 518,182.00	Landscape contract, monitoring and special projects. 2021 excess freeze remediation.
Maintenance/Repair	\$ 81,283.00	\$ 76,850.00	\$ 127,720.00	Janitorial and porter contracts. Irrigation repair. Grounds and batch pond maintenance.
Clubhouse Supplies	\$ 3,120.00	\$ 2,400.00	\$ 5,400.00	Decorations, paper products and cleaning supplies.
Pool Operations	\$ 33,645.00	\$ 27,400.00	\$ 102,720.00	Contract maintenance, repairs and chemicals. <i>Lifeguards</i> for River Camp.
Other Expenses	\$ 20,518.00	\$ 82,564.00	\$ 225,876.00	Contingency(1%)/Landscape Improvements - Legacy
Reserve Transfer	\$ 33,000.00	\$ 33,000.00	\$ 57,000.00	Reserve Study May 2019. To be updated with River Camp.
<b>Total Expenses</b>	<b>\$ 1,214,502.00</b>	<b>\$ 1,196,374.00</b>	<b>\$ 1,675,787.00</b>	
<b>Net Operating Income/(Loss)</b>	<b>\$ (193,186.00)</b>	<b>\$ (361,126.00)</b>	<b>\$ (281,609.00)</b>	Subsidy budgeted for 2022

**Reserve**

Category	2021		2022	Description
	Actual	Budget	Budget	
Total Revenue	\$ 33,000.00	\$ 33,000.00	\$ 57,000.00	Contribution based on third party reserve consultant, and study
Total Expenses	\$ -	\$ -	\$ -	conducted May 2019. Study scheduled to be updated with completion of River Camp.
<b>Net Reserve Income/(Loss)</b>	<b>\$ 33,000.00</b>	<b>\$ -</b>	<b>\$ 57,000.00</b>	Current Reserve: \$41,750



WOLF RANCH<sup>SM</sup>

# Motion to Approve



# Amendment to Rules and Regulations:



## **Religious Displays -**

Updated policy requires that any contemplated religious displays be submitted and approved by the Architectural Committee prior to installation.



# Amendment to Rules and Regulations:



## **Security Measures -**

Updated policy requires that any contemplated security measures (cameras, bars, fencing) be submitted and approved by the Architectural Committee prior to installation. Policy specifies type of permitted front yard fencing.

# 209 Hearing Policy



## **Purpose of 209 Hearing:**

To contest the decision of the Architectural Committee, or a fine for an uncured violation.

## **209 Hearing Policy:**

Outlines new administrative procedures for hearing called for in recent legislation.



# Motion to Approve



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# Adjournment





Questions?