



WOLF RANCHSM

The Third Annual Meeting of the Members Virtual Via Zoom

**Tuesday, January 12, 2021
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 14, 2020
- Management Report
 - Who does what?
 - ACC Improvements
 - 2021 Budget
- Lifestyle Report
 - Review – What a year?!
 - Looking Ahead
- Developer Report
 - 2020 Recap
 - 2021 Look Ahead
- Q&A
- Adjourn

OWNERS ASSOCIATION OF WOLF RANCH

Second Annual Meeting of the Members

**January 14, 2020 - 6:30 p.m.
First Baptist Church of Georgetown**

MINUTES

DIRECTORS PRESENT:

Duke Kerrigan, President
John Thomas, Vice President

DIRECTORS ABSENT:

Kim Cominsky, Director

FIRSTSERVICE RESIDENTIAL PRESENT:

Wendy Mueller, PCAM – General Manager
Teffani Davis, Director
Tanya Mendenhall, Vice President
Peggy Bessellieu, Lifestyle Director

CALL TO ORDER/NOTICE VERIFICATION:

President, Duke Kerrigan, called to order the Second Annual Meeting of the Membership for the Wolf Ranch Community at 6:37 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.

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.

In addition, management is responsible for overseeing the Architectural review process for new home approvals and modifications. During 2019 the Architectural Review Committee reviewed and approved 124 new home plans and 60 modifications.

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 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.

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, Peggy Bessellieu shared a few power point slides highlighting several of the fun and engaging lifestyle events during 2019 highlighting wine tasting, flower arranging, goat yoga, the Spring Fling, yappy hour and the Women of Wolf Ranch. Looking forward to 2020 plans are underway for a mixology and cooking classes, spring and fall festivals and numerous holiday themed events for the Wolf Ranch littles. Peggy reminded owners that RSVP's are encouraged to insure that we provide enough supplies and refreshments for everyone.

DEVELOPER REPORT:

Duke Kerrigan gave an introduction and background to Hillwood Communities. Mr. Kerrigan explained that there were several major accomplishments during 2019. These included the delivery of 271 lots, and the introduction of two new builders Highland and Lennar to the Wolf Ranch team. He pointed out that the average home size during 2019 was 2,600 square feet with an average cost of \$422,000. Finally during the period there were 110 new sales.

In 2020 we look forward to many exciting new developments including the rebranding of the north and south sides to Hilltop and South Fork, the opening of Wolf Ranch Elementary, and the development and growth of parcels 3, 4 and 6.

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 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

2020-21
Wolf Ranch Owners Association
Budget Comparison

Operating

Category	2020		2021	Description
	Actual *	Budget	Budget	
Income				
Assessments	\$ 481,428.00	\$ 525,950.00	\$ 626,048.00	Beginning billable units 619 for 2021
Other Revenue	\$ 162,110.00	\$ 64,500.00	\$ 209,200.00	Working Capital - 217 units for 2021
Total Revenue	\$ 643,538.00	\$ 590,450.00	\$ 835,248.00	Additional Misc. Income of \$51,272
Expense				
Administrative	\$ 35,623.00	\$ 50,832.00	\$ 86,640.00	Additional social budget for programming and mobile application.
Insurance/Taxes	\$ 17,650.00	\$ 13,600.00	\$ 18,500.00	Package, D&O and Umbrella
Professional Fees	\$ 327,187.00	\$ 260,184.00	\$ 336,550.00	Management fees, dedicated site staff and architectural review.
Utilities	\$ 87,976.00	\$ 89,976.00	\$ 76,800.00	Water, electric and phone services.
Bldgs/Grounds	\$ 330,052.00	\$ 387,778.00	\$ 455,670.00	Landscape contract, monitoring and special projects.
Maintenance/Repairs	\$ 61,066.00	\$ 53,694.00	\$ 76,850.00	Janitorial and porter contracts.
Security Monitoring	\$ -	\$ 2,612.00	\$ -	None ytd.
Clubhouse Supplies	\$ 820.00	\$ 1,200.00	\$ 2,400.00	Decorations, paper products and cleaning supplies.
Pool Operations	\$ 22,910.00	\$ 24,604.00	\$ 27,400.00	Contract maintenance, repairs and chemicals.
Other Expenses	\$ 37,090.00	\$ 33,000.00	\$ 82,564.00	Contingency/COVID/Upgrades - Access, mobile app, IT, benches and tables.
Reserve Transfer	\$ 16,500.00	\$ 16,500.00	\$ 33,000.00	Reserve Study May 2019
Total Expenses	\$ 936,874.00	\$ 933,980.00	\$ 1,196,374.00	
Net Operating Income/(Loss)	\$ (293,336.00)	\$ (343,530.00)	\$ (361,126.00)	\$309,048 Actual Developer Subsidy paid in 2020.

*Actual through November 2020 with December projections.

Reserve

Category	2020		2021	Description
	Actual	Budget	Budget	
Total Revenue	\$ 16,500.00	\$ 16,500.00	\$ 33,000.00	Contribution based on third party reserve consultant, and study
Total Expenses	\$ -	\$ -	\$ -	conducted May 2019.
Net Reserve Income/(Loss)	\$ 16,500.00	\$ -	\$ 33,000.00	

Wolf Ranch FAQ's – 2021 Annual Meeting

Thank you to everyone who took the time to send in questions for our annual meeting. Below 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. For questions not reflected on these pages there will be an open Q&A period at the end of the presentation.

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

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

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

Plans are currently being developed and finalized for the second amenity complex for Wolf Ranch. While the plans are still conceptual we know that there will be a pool, a large multipurpose amenity building, a fitness room and several outdoor spaces including an event lawn and amenities for children. This new complex is scheduled to get started this year and will be delivered in phases. This new amenity complex will be open to all owners in Wolf Ranch both Hilltop and South Fork.

Are there any plans for additional playground equipment in Hilltop?

There are no plans for construction of additional amenities in Hilltop. At this time, amenity planning is in full swing for the new complex in South Fork.

Since basketball goals are not permitted in driveways, would the HOA consider installing a sports court for the residents?

The addition of a multi-purpose sports court is currently being evaluated for future Wolf Ranch amenity areas.

At this time, Wolf Ranch residents are invited by the school administration to utilize the sports court at the Wolf Ranch Elementary on evenings after 6:30, weekends and holidays.

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 to and approved by the City of Georgetown. The signage is installed as approved per 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.

The provision requiring street parking be limited to the even side of the street is to allow sufficient space for passage of emergency vehicles. As the streets are public, the HOA does not enforce street parking, but defers to the City of Georgetown. However, if there is a particular problem with this on your street, the HOA is happy to help mediate a solution.

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

Dana Anderson is the Post Master for the City of Georgetown. He asked that any time you have an issue with mail delivery that you reach out to him directly to let him know the specifics of the deficiency, or service issue. 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.

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.

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 between 2500-2700 units at build out. This means that the first homeowner director will be elected when 75% of this total is conveyed to unit owners.

When will the construction for phase 3 be complete?

It is anticipated that the second portion of phase 3 (across the bridge in Hilltop) will be delivered by first quarter 2022.

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 of 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 assure 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 in developing phases for a given period of time per the terms of the contracts between Hillwood and the builders.

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 wendy.mueller@fsresidential.com.

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.

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.

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

The water quality 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.

What are the standards for the installation of solar panels?

Solar panels are permitted in Wolf Ranch. Prior to installation they must be approved by the Architectural Committee. Every effort is made to have panels installed on the sides and rear of the homes. In some cases depending on the homes orientation panels may need to be installed in other locations in order to produce energy effectively.

Specifically the association has some jurisdiction over placement, pursuant to Section 202.010 of the Texas Property Code, unless a homeowner can show that the designated location negatively impacts the performance of the solar energy device and an alternative location would increase production by more than 10%.

It seems apparent that a number of Wolf Ranch homeowners are dissatisfied with Suddenlink, 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 Suddenlink provide both the Internet service and the customer service to justify their current monopoly, or to consider finding a replacement?

Suddenlink is the designated 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.