

Welcome to the  Fourth Annual Meeting





WOLF RANCH™

Owners Association of Wolf Ranch

Welcome to the 2022 Annual Meeting

The Fourth Annual Meeting of the Members



Agenda



Welcome!

- Call to Order
- Meeting Notice and Quorum
- Introductions
- Approval of 2021 Minutes
- Management Report
 - Why are we here?
 - Who does what?
 - ACC Improvements and Covenant Enforcement
 - 2021 Financial and 2022 Budget
 - 2022 Rate of Assessment
 - Budget Comparison
 - Pie Chart Analysis
- Lifestyle Report
 - Review
 - Looking Ahead
- Developer Report
 - 2021 Recap
 - 2022 Look Ahead
- Dr. Robert Moon – Horticultural Consultant - Presentation
- Adjourn
- Raffle Rules of Engagement

Introductions

Management Team



Duke Kerrigan
AUSTIN GENERAL MANAGER

Tori Streff
MARKETING & COMMUNITY
RELATIONS MANAGER

John Tatum
DEVELOPEMENT MANAGER



Wendy Mueller, PCAM
GENERAL MANAGER HOA

Dana Thomas
LIFESTYLE MANAGER

Tanya Mendenhall
VICE PRESIDENT

Teffani Davis
DIRECTOR

Why are we here?



Board Meetings vs. Annual Meetings

Board Meeting

When are they open?

What is their Purpose?

Notice requirement?

Annual Meeting

What is their purpose?

Notice requirement?

Purpose and Benefit of the HOA

- *Protect and Enhance Property Values*
 - CC&R Compliance
 - Architectural Review
- *Maintenance of Common Areas*
 - The Den (River Camp coming soon)
 - Streetscapes and ROW's
 - Parks, Greenbelts and Entry Features
- *Provide Programming and Lifestyle to Enhance Quality of Life and Promote a Sense of Community*

Who does what?



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
- Establishes Policy

WHAT IS THE MANAGEMENT COMPANY'S ROLE?

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

Wolf Ranch Governing Documents



The HOA is also responsible to ensure the association and its members are in compliance with the following:

- Local, State and Federal Laws
- Declaration of Covenants, Conditions & Restrictions (CC&R's)
- Benefitted Area Covenants
- Architectural Guidelines
- Bylaws
- Rules & Regulations

Community Rules

Compliance

keep this from happening...



Architectural Requirements



Architectural Improvements –

Any change, addition, alteration, or modification of any kind to the exterior of the home or on the lot requires the submittal of an ACC Application and approval in writing before installation. ACC applications are available at www.wolfranchhoa.com

Highlights

Pre Meeting Questions:

Trees on Legacy Crossing

DG Trail at bridge in phase 2



Wolf Ranch Architectural Statistics

Architectural Modification Requests:

2021 - 168

2020 - 97

2019 - 60

2018 - 49

2017 - 6

New Home Reviews:

2021 - 288

2020 - 198

2019 - 124

2018 - 148

2017 - 6

Accomplishments

- Occupied Homes

2021 - 588

2020 – 375

2019 – 282

2018 – 115

2017 - 43

Statistics:

Construction Statistics – as of 12/31/21:

Total Acreage:	487.5 current – 1120 total
Total Lots:	1208 out of ~2500
Completed Homes:	639 out of ~2500
Under Construction:	171
Vacant Lots:	398

Accomplishments



- COVID Maintenance Response/Reopen
 - Facility Re-opening
- Robust Lifestyle Programming
- Onboarding New Common Area
- Onboarding New Maintenance Company
 - Welcome Urban Dirt
- Upgraded Holiday Decorations
 - Southfork – Mary Charles Park

2022 Budget



Annual Assessment History:

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%)

Assessment Increase:

- Two increases in 5 years
- 12% total – 2.5% per year
- 9% this year
- \$76 annually
- \$6.33 per month
- Southfork Amenity Complex- *River Camp*

Assessment Increase:

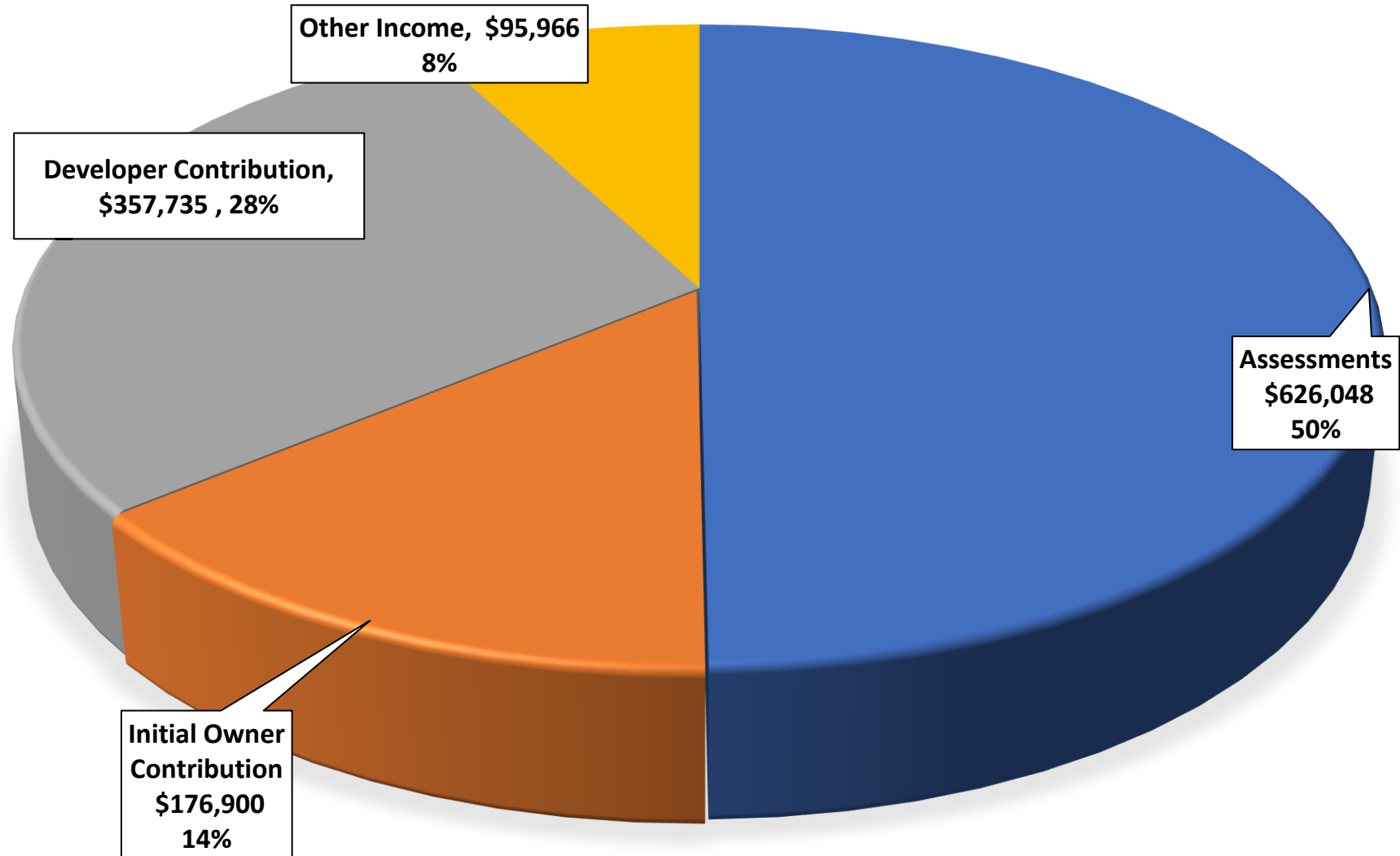
- River Camp Expenses
- Staff Increase with River Camp
- Pool Attendants River Camp
- Access Device Upgrade – The Den
- Freeze Remediation
- Wolf Ranch Mobile App



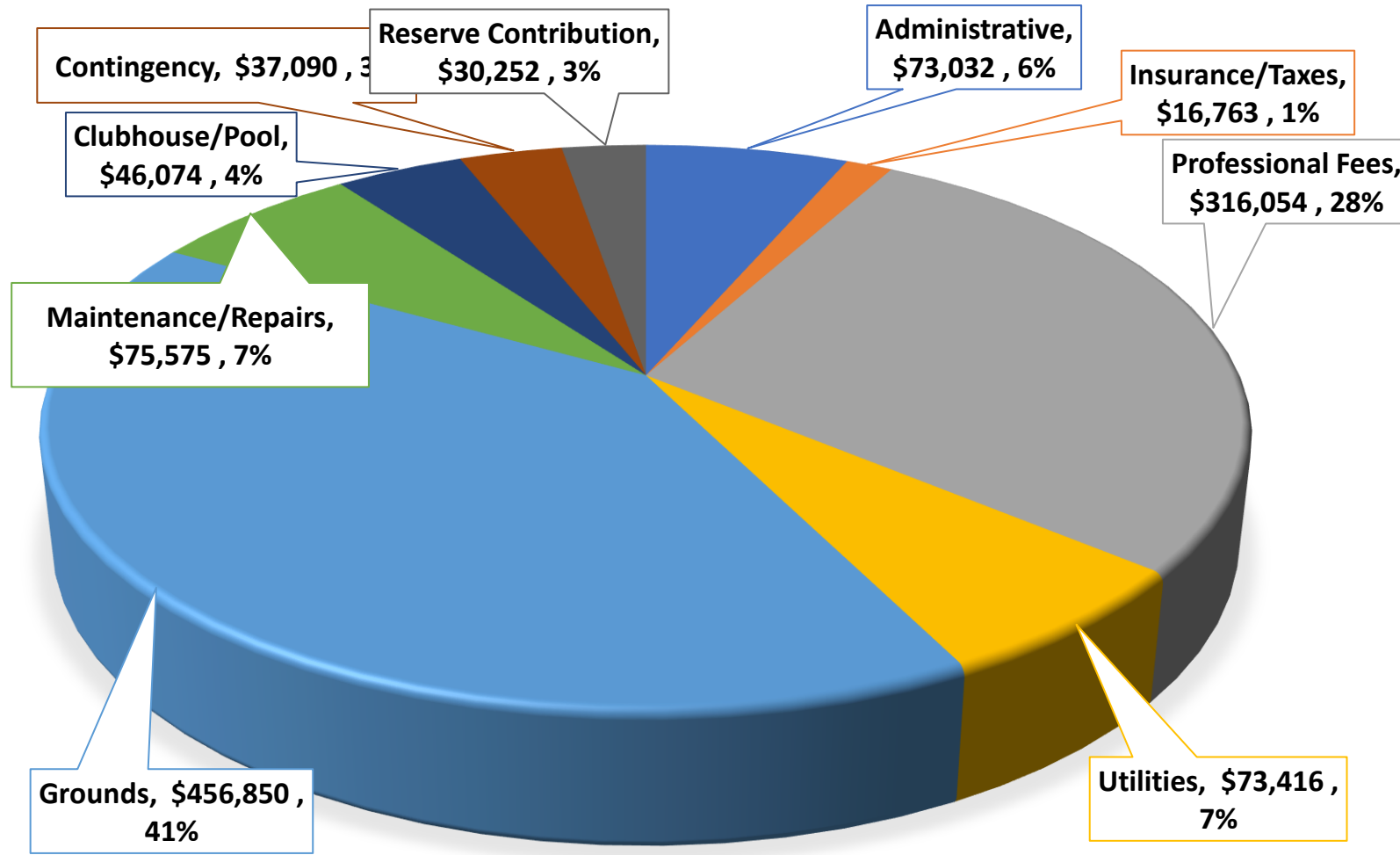
Budget Comparison 2021 - 2022

Operating				
Category	2021		2022	Description
	Annualized	Budget	Budget	
Income				
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)
Total Revenue	\$ 1,021,316.00	\$ 835,248.00	\$ 1,394,178.00	
Expense				
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. Lifeguards 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.
Total Expenses	\$ 1,214,502.00	\$ 1,196,374.00	\$ 1,675,787.00	
Net Operating Income/(Loss)	\$ (193,186.00)	\$ (361,126.00)	\$ (281,609.00)	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.
Net Reserve Income/(Loss)	\$ 33,000.00	\$ -	\$ 57,000.00	Current Reserve: \$41,750

2021 Budget - Income



2021 Budget Expense



Snapshot of 2021

My goal in 2021 was to connect people in a more intimate level through series programming. We noticed with a new year starting homeowners wanted a new beginning and to start making plans!

- **8** new Community Groups were formed
- Kicked off three **series events** which got homeowners to make a plan on a monthly basis.
 - **Morning Mixer** – Target audience for retirees, working from home homeowners, and homeschooled students. First Friday.
 - **Lunch Bunch** – Target audience for retirees and working from home homeowners. Last Friday.
 - **Rhythm & Brews** – Family night out for live music, adult beverages and food truck. 2nd Friday.
- Good Use of Technology – We launched our new **Wolf Ranch Life App**
- **Launched a Wolf Ranch SWAG Store**
- **Outdoor Fitness & Outreach**
 - Harvest Moon Fun Day & Hike
 - Jingle Bell Jog
 - Boot Camp & Water Aerobics
 - Yoga

Event Highlights



New Community Groups

1. Ironworks Men's Fellowship
2. Veteran's Wolf Pack
3. Men Monday Coffee Club
4. Moms of Wolf Ranch
5. Night Owl Bookies
6. Yoga with Your Neighbor
7. South Fork Drinks on Your Driveway
8. Walking Group



Wolf Ranch Life Mobile App



DOWNLOAD the WOLF RANCH LIFE app TODAY in Apple or Google Store on your phone!

Everything Wolf Ranch you will need at YOUR fingertips!

The App Features:

- Event Calendar
- RSVP & Pay for events
- Push Notifications about events
- Community Groups
- Amenity Information
- HOA Communication
- Important Links



Home feed is tailored just for you. View suggested and saved events, reservations and more.



Click the 3 lines in the top left corner to continue exploring content in the palm of your hand.



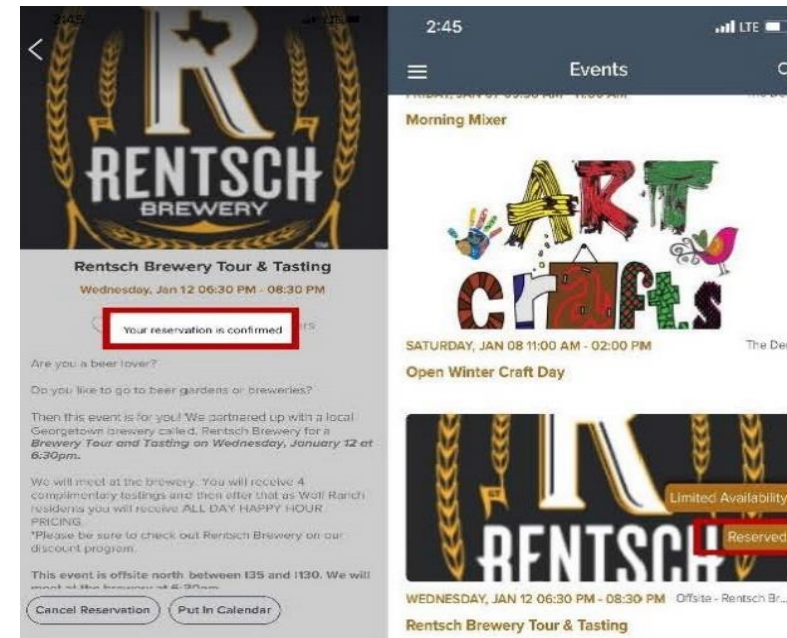
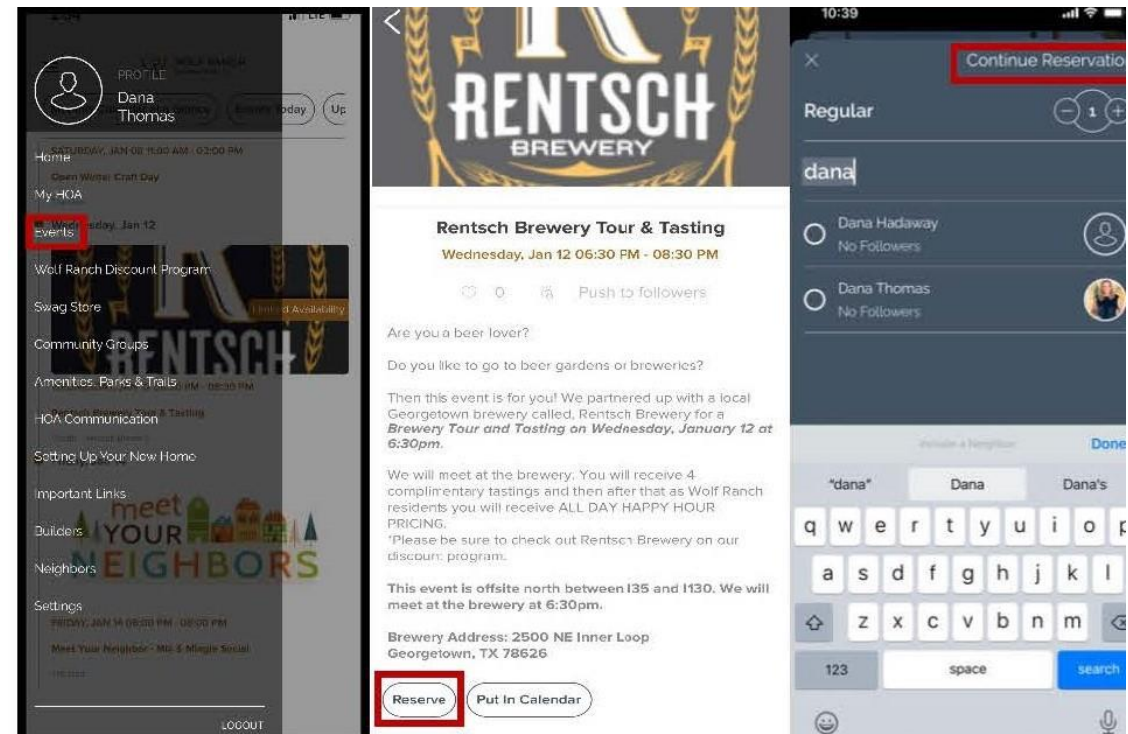
Browse menus for information, receive updates, contact your HOA team and more!

RSVPS ARE A MUST!

RSVPs are essential!!!!

Please pay attention to the Lifestyle calendar, I highlight everything in different colors to make it easier to see what is coming up.

- As we grow as a community, **we must require** reservations so we can order enough supplies and food/beverages for the number of people that reserve.
- Rsvp's will be done through the Wolf Ranch Life app:
 - You may reserve on your phone or on the web version.
 - Reservations help me plan for the confirmed number of people and throw a fun event for all of you. We hate turning people away.
 - I would rather have you rsvp and not be able to make it, than not rsvp and we find ourselves with not enough.****





WOLF RANCH
GEORGETOWN, TX

TRAILS & PARKS

TRAILS:

HILLTOP

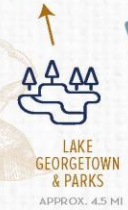
- Cumberland Trail: 0.15
 - River Loop Trail: 0.45 mile
- SOUTHFORK**
- Discovery Trail: 0.55 mile
 - Dry Creek Trail: 0.35 mile
 - Georgetown Regional Trail

AMENITIES:

- The Den - Hilltop
- River Camp - Coming Soon

PARKS:

- Barefoot Park
- Mary Charles Park



EXPLORE
ADVENTURE
CONNECT



WOLF RANCH BY HILLWOOD | 1000 LEGACY XING, GEORGETOWN, TX 78628 | WOLFRANCHBYHILLWOOD.COM

*TRAILS & PARKS MAP IS FOR REPRESENTATION USE ONLY. ACTUAL DISTANCES AND LOCATIONS MAY VARY AND ARE APPROXIMATE. © HILLWOOD COMMUNITIES 2020

Trail Map

Looking Forward to 2022



- Local Eats –Food Truck Series
- Quarterly Yappie Hours
- Rhythm & Brews: April-Oct
- Screen on the Green
- New Fitness Classes
- Veteran Meetup
- Thirsty Thursday Cocktail Hour
- Offsite events through field trips
- Hiking Series
- Mascot Appearances
- Wine/Beer Tastings
- Fall Festival
- Holiday Market
- Community Fun-Run

Special Recognition

We couldn't have done it
without you Award!!!

**Outstanding and
Inspiring Volunteers
2021!!**

Bonnie & Bob Cleghorn



Special Recognition

We couldn't have done it
without you either!

**Outstanding Community
Partner**

Capitol Wright Distributing &
David Spencer

Thank you for making
Rhythm & Brews so special!



About Hillwood

- One of the country's leading independent real estate development firms
- Founded by Ross Perot, Jr. in 1988
- Headquartered in Dallas, TX
- Core competencies
 - Industrial/Logistics
 - Mixed-Use/Retail
 - Multifamily
 - Residential Communities



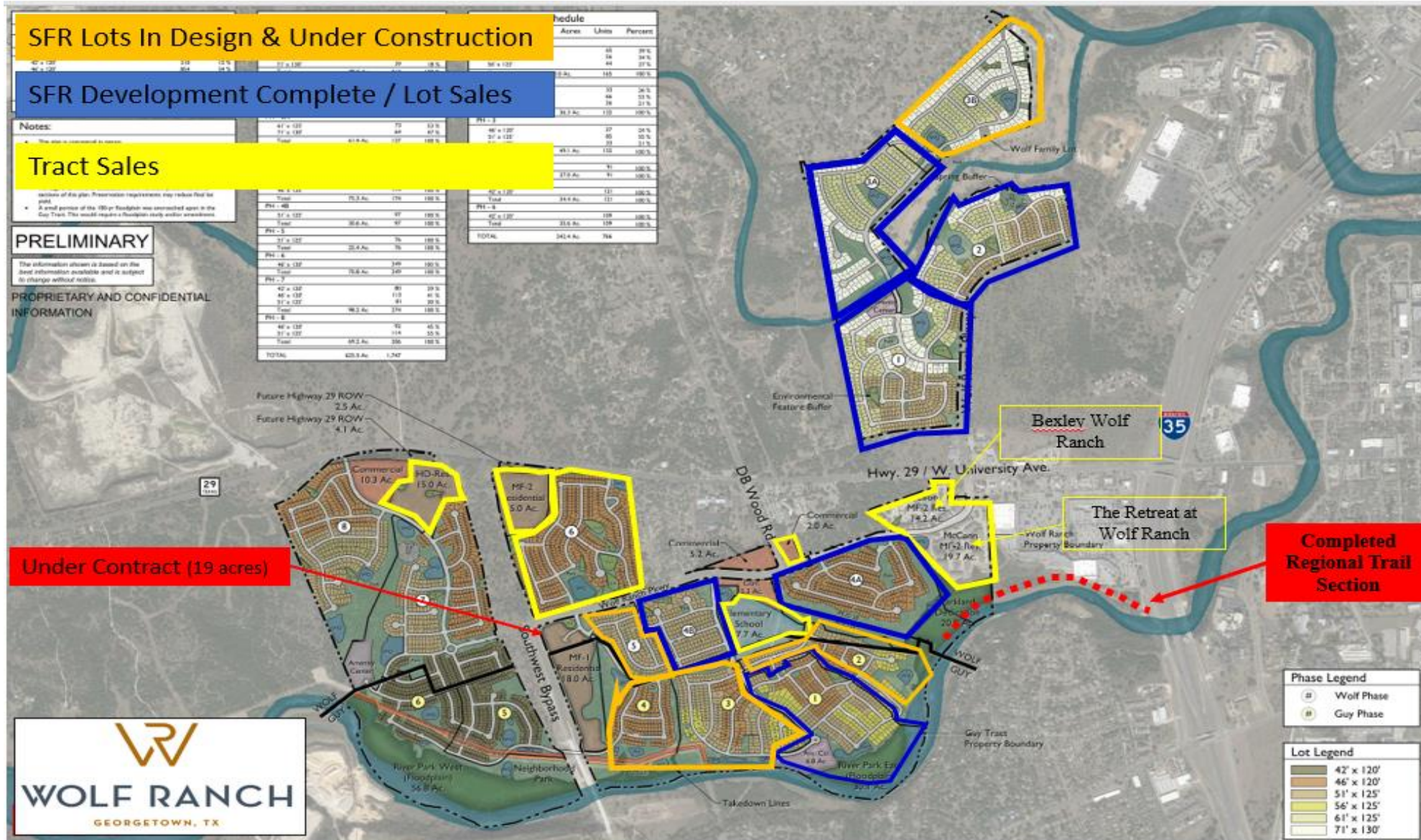
Wolf Ranch Developer Update:

- 2021 – Recap
 - Lots Delivered – 165
 - New Home Sales – 230 (5.7% decrease over prior year; 113% increase vs 2019)
 - Average Home Price - \$550,000 (18.3% increase vs prior year)
 - Average Home Size – ~2,370 Square Feet (9.6% decrease from 2020)
- Inception to Date
 - Home Sold – 778
 - Lots Delivered – 1,208
 - Remaining Lots to be Delivered – 1,305

Wolf Ranch Developer Update:

- 2022 – Look Ahead
 - Lots Under Development - 273
 - Pending Lot Starts - 76 (1Q 2022)
 - Additional Lots to Start - 246 (thru Year End)
 - River Camp (new Amenity Center)
 - Multi-Family Projects coming online

Wolf Ranch Developer Update:



Wolf Ranch Growth:



WOLF RANCH (NORTH OF HWY 29 – NOV. 2015)



WOLF RANCH (NORTH OF HWY 29 – Dec. 2021)

Wolf Ranch Growth:



WOLF RANCH (SOUTH OF HWY 29 – NOV. 2015)



WOLF RANCH (SOUTH OF HWY 29 – Dec. 2021)

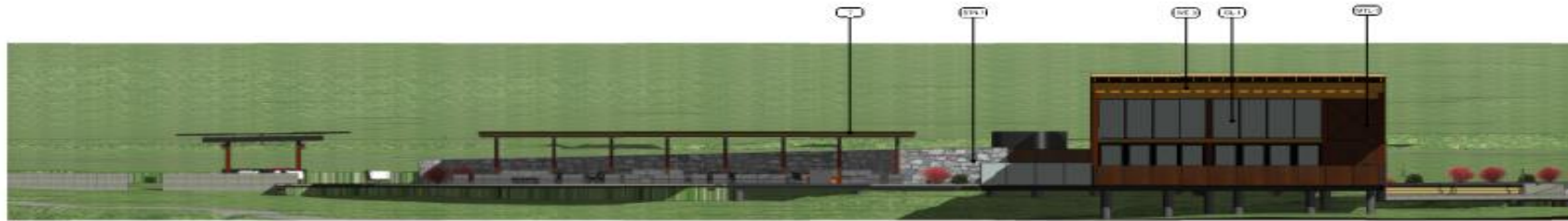
River Camp:



River Camp:



4 West Elevation - Colored



3 Event South Elevation - Colored



2 East Elevation - Colored



1 Gym North Elevation - Colored

Welcome Dr. Robert Moon
R.E. Moon Associates



WOLF RANCHSM

- Trees can grow quickly in the spring so check the staking materials on your trees monthly. Do not let the materials cut into the bark, damaging trees. If your tree has been in for one year, shake the trunk and if the root ball does not move, it is time to remove all staking materials. If the root ball is still moving, leave on staking materials but make sure to loosen all ties as needed to prevent damage to branches and tree trunk. ***Do not allow ties to grow into trees!!!***





WOLF RANCHSM

Thank you for joining us.



Raffle Prizes

Thank you to our generous sponsors and business partners:



FirstService
Residential Management





Questions?