

Recap 2022
Wolf Ranch Moments



Welcome to the  Fifth Annual Meeting





WOLF RANCH™

Owners Association of Wolf Ranch

Welcome to the 2023 Annual Meeting

The Fifth Annual Meeting of the Members



Agenda

Welcome!

- Call to Order
- Meeting Notice and Quorum
- Introductions
- Approval of 2022 Minutes
- Management Report
 - Who does what?
 - ACC Improvements and Covenant Enforcement
 - 2022 Financial and 2023 Budget
- Lifestyle Report
 - Review
 - Looking Ahead
- Developer Report
 - 2022 Recap
 - 2023 Look Ahead
- Adjourn

Introductions

Management Team



Duke Kerrigan
AUSTIN GENERAL MANAGER

Tori Streff
MARKETING & COMMUNITY
RELATIONS MANAGER

Carter DeWalch
DEVELOPEMENT MANAGER



Wendy Mueller, PCAM
GENERAL MANAGER HOA

Dana Thomas
LIFESTYLE MANAGER

Tanya Mendenhall
VICE PRESIDENT

Annual Meeting Questions:

1. Freeze Remediation - Trees
2. Traffic Control along Wolf Ranch Parkway
3. Retention Basins

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

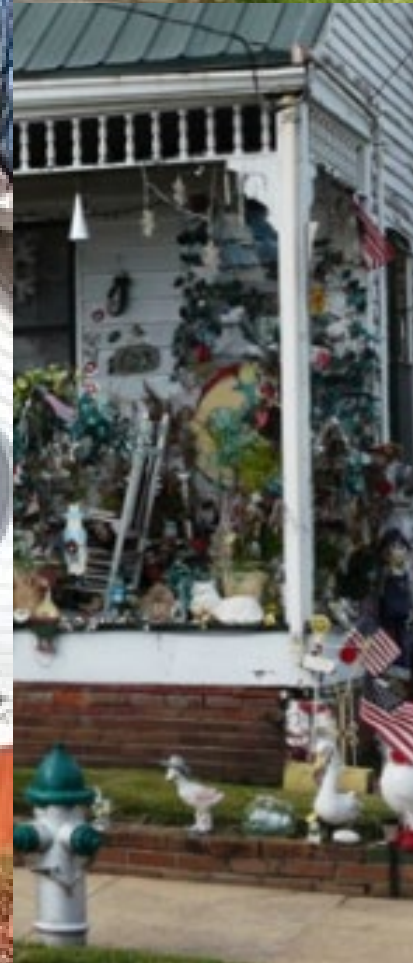
WHAT IS THE MANAGEMENT COMPANY'S ROLE?

- 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

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

Wolf Ranch Architectural Statistics

Architectural Modification Requests:

2022 – 119

2021 - 168

2020 - 97

2019 - 60

2018 - 49

2017 - 6

New Home Reviews:

2022 – 305

2021 - 288

2020 - 198

2019 - 124

2018 - 148

2017 - 6

Accomplishments

- Occupied Homes

2022 - 888

2021 - 575

2020 – 375

2019 – 282

2018 – 115

2017 - 43

Accomplishments

- Freeze Remediation – Tree Replacement
- Pool Furniture – Re-strapped/Replaced
 - Umbrellas, Hammocks and Chairs
- Spring Plant Sale
- Pool Equipment Winterization
- 5 New Benches, 2 Dog Stations, 2 Swings
- Phase 2 Pond Erosion Repairs
- Pool Deck Replacements
- Expanded Holiday Lighting
- Survived Draught of 2022



Coming Soon in 2023

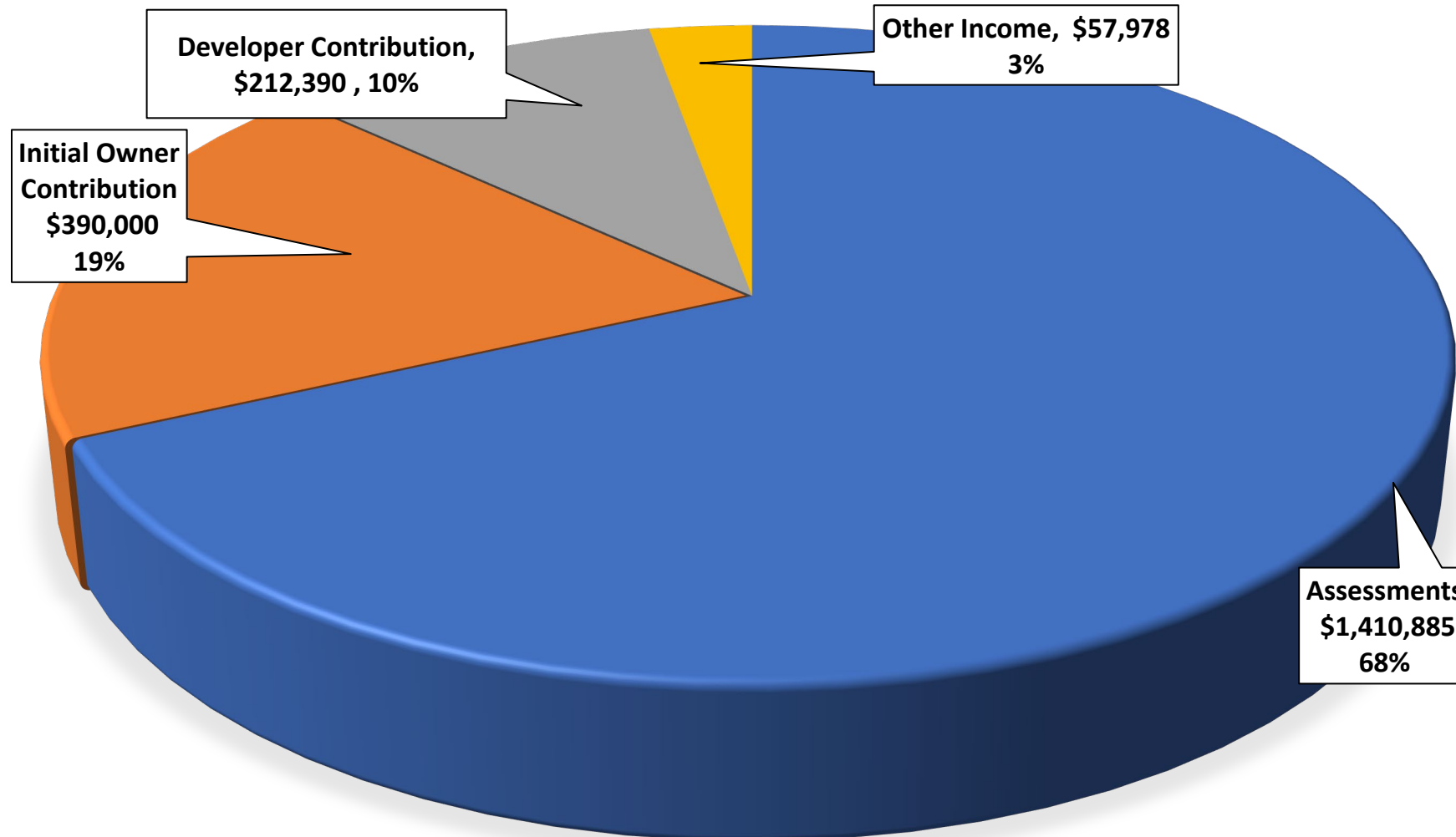


1. New On-site Team Member

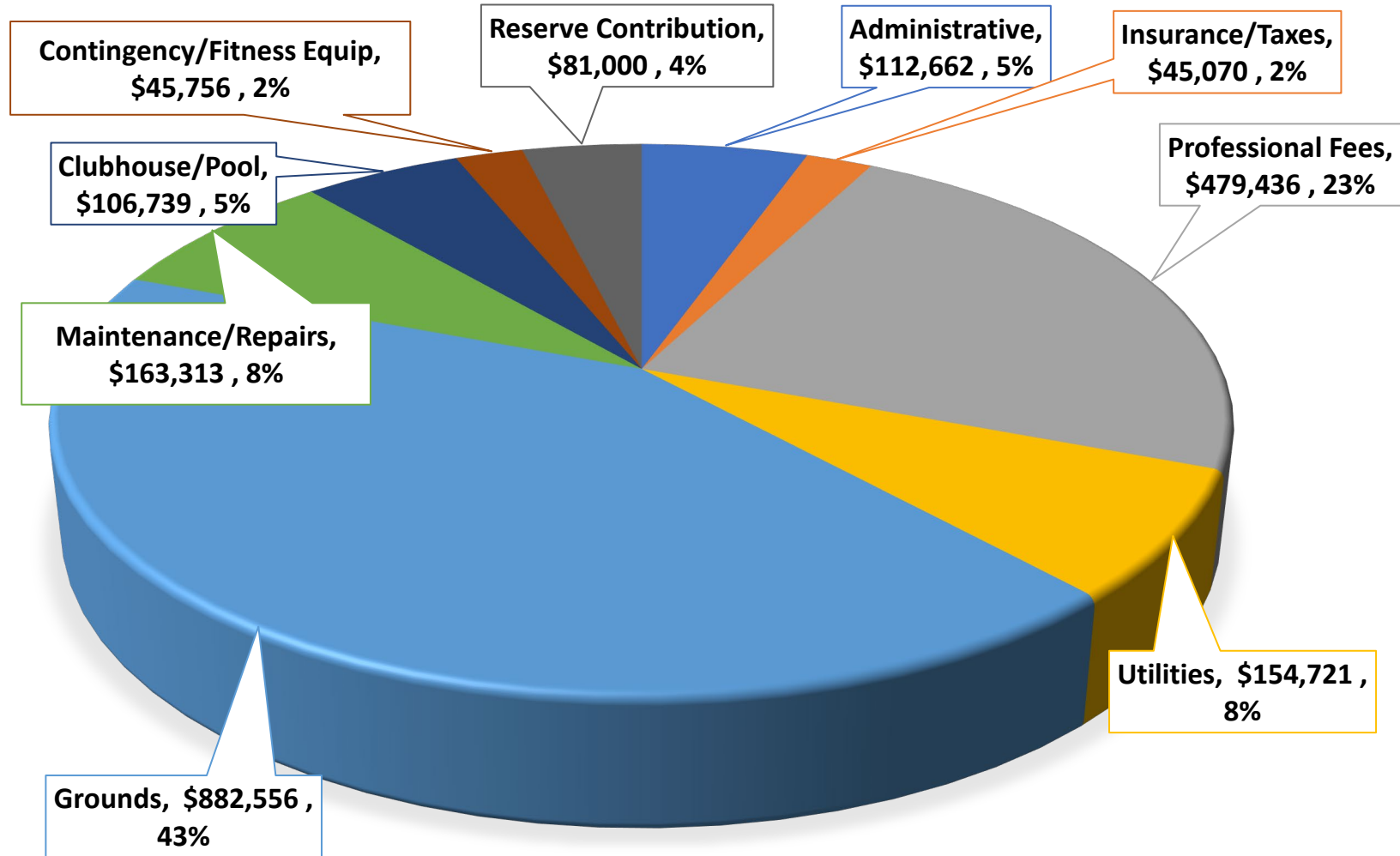
2. Policy Updates:

- Enforcement Policy and Schedule of Fines
- Records Inspection and Retention Policy
- Email Registration Policy
- Generator Policy
- Rental Rules and Regulations
- Golf Cart Policy
- Common Standards for Approval

2023 Budget - Income



2023 Budget Expense





Budget Comparison 2022 - 2023

2022-2023 Wolf Ranch Owners Association Budget Comparison

| Operating | | | | |
|------------------------------------|------------------------|------------------------|------------------------|--|
| Category | 2022 | | 2023 | Description |
| | Annualized | Budget | Budget | |
| Income | | | | |
| Assessments | \$ 1,110,311.00 | \$ 1,336,200.00 | \$ 1,800,885.00 | Beginning billable units 1066 (owner and builder) for 2023. Working Capital - 569 developer release units. |
| Other Revenue | \$ 91,583.00 | \$ 57,978.00 | \$ 57,978.00 | ACC, Church, Developer Subsidy 2023 = \$212,390 (2022 = 281,689 - As of this financial \$226,380) |
| Total Revenue | \$ 1,201,894.00 | \$ 1,394,178.00 | \$ 1,858,863.00 | |
| Expense | | | | |
| Administrative | \$ 95,743.00 | \$ 93,180.00 | \$ 112,662.00 | Additional social budget for programming and mobile application. |
| Insurance/Taxes | \$ 24,358.00 | \$ 27,700.00 | \$ 45,070.00 | Package, D&O and Umbrella - Increase due to River Camp. |
| Professional Fees | \$ 356,436.00 | \$ 393,729.00 | \$ 479,436.00 | Management fees, dedicated site staff and architectural review. Addition of 1 new team member with RC. |
| Utilities | \$ 132,786.00 | \$ 124,480.00 | \$ 154,721.00 | Water, electric, gas and tele services. |
| Bldg/Grounds | \$ 473,816.00 | \$ 519,610.00 | \$ 882,556.00 | Landscape contract, monitoring, holiday decorations, batch pond management and special projects. |
| Maintenance/Repair | \$ 84,802.00 | \$ 133,520.00 | \$ 163,313.00 | Janitorial and porter contracts. Irrigation repair. Grounds and batch pond maintenance. |
| Clubhouse Supplies | \$ 3,401.00 | \$ 6,000.00 | \$ 12,108.00 | Coffee Supplies, paper products and cleaning supplies. |
| Pool Operations | \$ 33,874.00 | \$ 46,320.00 | \$ 94,631.00 | Contract maintenance, repairs and chemicals. Lifeguards for River Camp. |
| Other Expenses | \$ 163,595.00 | \$ 274,328.00 | \$ 45,756.00 | Contingency and fitness equipment |
| Reserve Transfer | \$ 42,750.00 | \$ 57,000.00 | \$ 81,000.00 | Reserve Study May 2019. To be updated with River Camp. |
| Total Expenses | \$ 1,411,561.00 | \$ 1,675,867.00 | \$ 2,071,253.00 | |
| Net Operating Income/(Loss) | \$ (209,667.00) | \$ (281,689.00) | \$ (212,390.00) | Subsidy budgeted for 2023 212,390 |
| Reserve | | | | |
| Category | 2022 | | 2023 | Description |
| | Actual | Budget | Budget | |
| Total Revenue | \$ 49,500.00 | \$ 49,500.00 | \$ 66,000.00 | Contribution based on third party reserve consultant, and study |
| Total Expenses | \$ 5,672.00 | \$ - | \$ - | conducted May 2019. Study scheduled to be updated with completion of River Camp. |
| Net Reserve Income/(Loss) | \$ 43,828.00 | \$ 49,500.00 | \$ 66,000.00 | Current Reserve: \$87,327 |

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%)

2023 - \$1,210 = \$946 + \$264 (5%)

Assessment Increase:

- Three increases in 6 years
- Should budget 3-5% annually
- 17% total – 2.8% per year
- 5% this year
- \$46 annually
- \$3.8 per month
- Southfork Amenity Complex- *River Camp*
- Landscaped Common Area

Lifestyle at Wolf Ranch

Snapshot of 2022

My goal in 2022 was to connect people through community engagement and partnering up with our local first responders, fire and police departments and implementing an educational component.

- We partnered with the fire & police department through our Morning Mixers, Wolf Ranch 5 Year Birthday, National Night Out, and the Fire Fighter Jon hosted a puppet show for our littles.
- Educational events featured: Charcuterie Board class, Mixology, Painting, Ornament making, Finance Seminar, Gardening Demo, Astronomy and more.
- **New signature events, we kicked off in 2022:**
 - Casino Night
 - Cinco De Derby
 - Hawaiian Luau
 - Wolf Ranch Birthday
 - National Night Out
 - Adult Field Trip
- **Good Use of Technology** – We have used the Wolf Ranch Life app as an event tool to get information out easily to all the homeowners. Weekly Emails. Lifestyle Survey.
- **Series Events:** These events are targeted towards a block of dates throughout the year or within the season that you can add to your calendar and count on.
 - Morning Mixer, first Fridays for breakfast & community engagement aspect
 - Rhythm & Brews – Family night out with live music, local brews, and food truck

Community Group Updates

It's amazing to see all of our Community Groups Grow in numbers! In one-year, multiple community groups that kicked off in 2021 grew! We love when we can help kick off a new community group!

Two of the groups are *Moms of Wolf Ranch* & *Monday Men's Coffee Club*.



Monday Men's Coffee Club started in October 2021 with only about 8 guys and a year later have 16 active men attending.



Moms of Wolf Ranch started in June 2021 with only 5 ladies and a year later about 40 ladies joined their group!

New Groups Launching this year!

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
- *Coming Soon – Amenity Reservation Feature*



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!

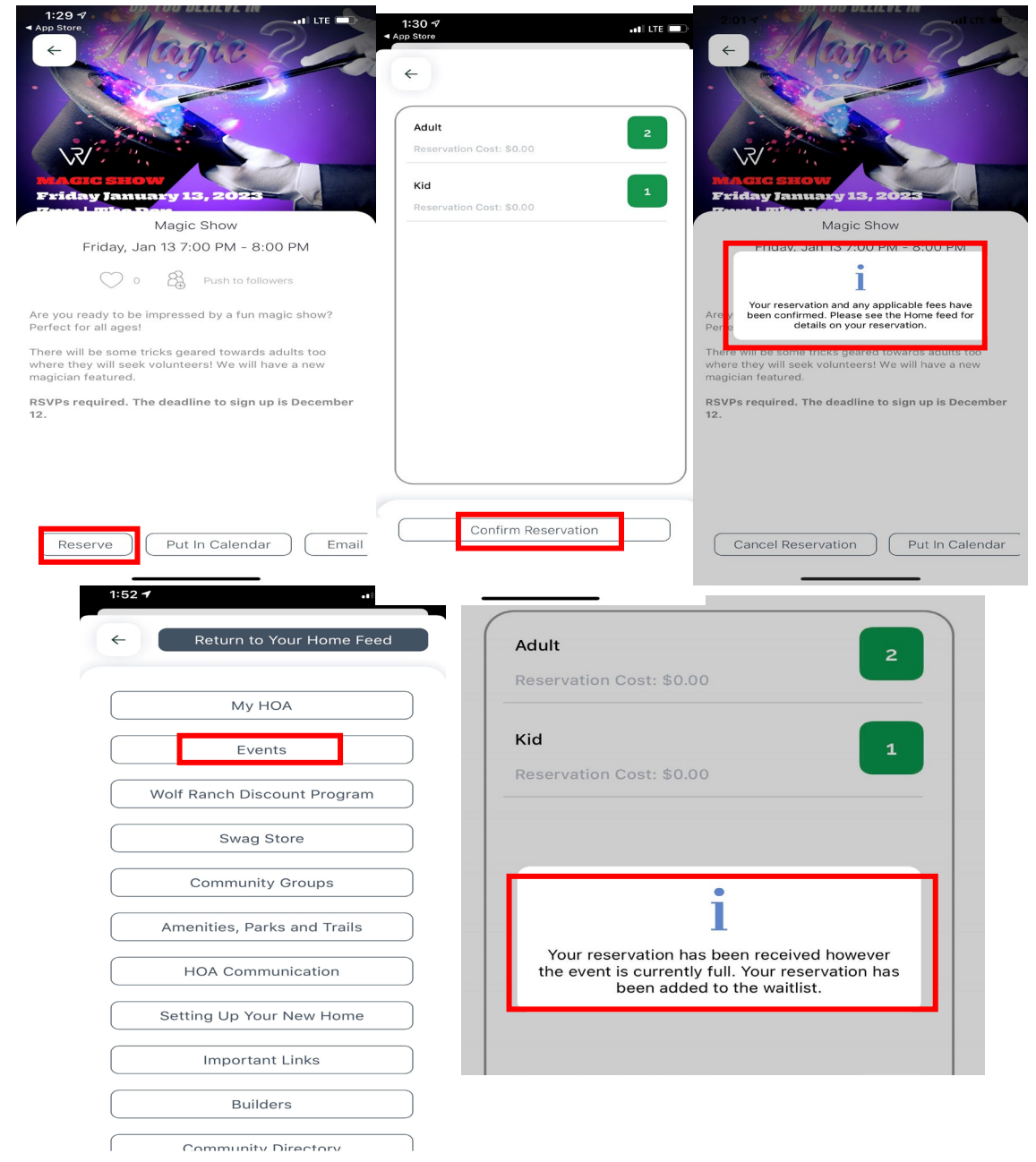
RSVPS ARE A MUST!



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 you rsvp and not be able to make it than not rsvp and we find ourselves with not enough.****





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 Spring 2023

PARKS:

Barefoot Park

Mary Charles Park

EXPLORE
ADVENTURE
CONNECT



2023 Lifestyle Survey



- 888 Closed Homes
- 58 people responded
- Only 6% of the homeowners filled it out.
- We encourage you to fill this out, I want to hear your feedback!
- This helps me plan for 2023 and get an idea of what YOU would like to see!
- Please be sure to click the link in the weekly email tomorrow and fill it out!

Looking Forward to 2023



- Local Eats –Food Truck Series
- Quarterly Yappie Hours
- Rhythm & Brews: April-Oct
- Screen on the Green
- Pool Tunes
- New Fitness Classes
- Quarterly Veteran Meetups
- Thirsty Thursday Cocktail Hour
- Wine/Beer Tastings
- Music on the Green
- Fall Festival
- Holiday Market
- Community Fun-Run
- Offsite Field Trip events
- Implementing signature events at River Camp

Special Recognition



**“We couldn’t have done
it without you Award”**

**3 individuals stood out for the
Outstanding and Inspiring Volunteers for 2022!!**

Special Recognition

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

**Outstanding and
Inspiring Volunteers
2022!!**

Bonnie Hebert



Special Recognition



**“We couldn’t have done it
without you Award”**

**Outstanding and
Inspiring Volunteers 2022!!**

Keely Purnell

Special Recognition

“We couldn’t have done it without you Award”

**Outstanding and Inspiring Volunteers
2022!!**

John Power



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:

- 2022 – Recap
 - Lots Delivered – 350
 - New Home Sales – 182 (16.3% decrease over prior year; 65% increase vs 2019)
 - Average Home Price 2022 - \$645,000 (\$95k or 18.1% increase vs prior year)
 - Average Home Size – ~2,410 Square Feet
- Inception to Date
 - Home Sold – 955
 - Lots Delivered – 1,558
 - Remaining Lots to be Delivered – 969

Wolf Ranch Developer Update:

- 2023 – Look Ahead
 - Number of Lots with Plans Approved - 293
 - Number of Lots in Design Pending Approval - 401
 - Additional Lots to Start - 293 (thru Year End)
 - Two Multi-Family Projects coming online
 - River Camp (new Amenity Center) to Open May
 - ICON – Phase 6

Wolf Ranch Growth:



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

WOLF RANCH (NORTH OF HWY 29 – Dec. 2022)

Wolf Ranch Growth:



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



WOLF RANCH (SOUTH OF HWY 29 – Dec. 2022)

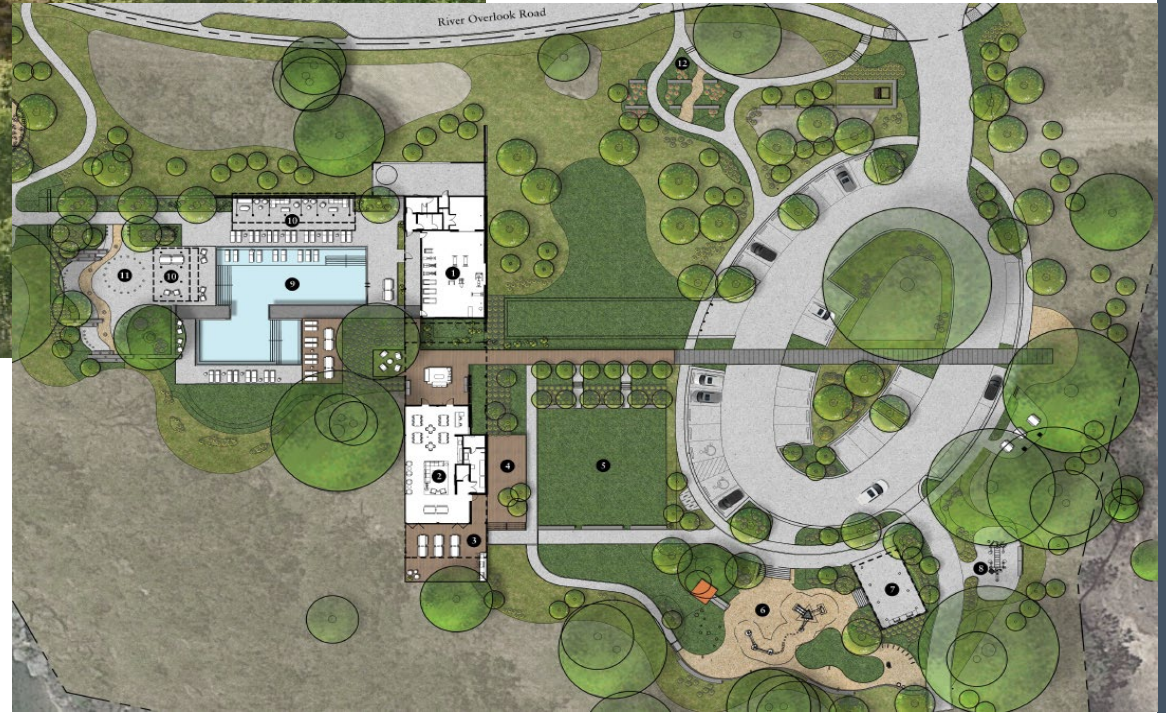
River Camp:



River Camp:



River Camp:





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Questions?