

Welcome to the  Sixth Annual Meeting





WOLF RANCHSM

Owners Association of Wolf Ranch

Welcome to the 2024 Annual Meeting

The Sixth Annual Meeting of the Members



Agenda

Welcome!

- Call to Order
- Meeting Notice and Quorum
- Introductions
- Approval of 2023 Minutes
- Management Report
 - Who does what?
 - ACC Improvements and Covenant Enforcement
 - 2023 Financial and 2024 Budget
- Lifestyle Report
 - Review
 - Looking Ahead
- Developer Report
 - 2023 Recap
 - 2024 Look Ahead
- Adjourn

Introductions

Management Team



Duke Kerrigan
AUSTIN GENERAL MANAGER

Tori Streff
MARKETING & COMMUNITY
RELATIONS MANAGER

Carter DeWalch
DEVELOPMENT MANAGER



Wendy Mueller, PCAM
GENERAL MANAGER HOA

Dana Lamoureux
LIFESTYLE MANAGER

Alyssa Haro
OFFICE ADMINISTRATOR

Tanya Mendenhall
VICE PRESIDENT



WOLF RANCH™

Motion and Second to Approve the 2023 Minutes.

Annual Meeting Questions:



1. Traffic Control -Wolf Ranch Parkway and SW Bypass
Speeding
Traffic Lights
City of Georgetown – Traffic Meeting
Tuesday, January 16th 6:30 – The Den
2. Pickleball Courts
Multi Sport Court Coming soon to River Camp
Ready for use Q2
3. Violation Enforcement
Landscape Maintenance Concerns
390/183
4. HomePro
Long Term Bulk Service Agreement
Expires in 3 years
5. Holiday Decorations
30 days before 7 days after
November 1st - January 15th

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*
 - Amenity Buildings
 - Pool and Parks
 - 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?

- The creator – Brand the concept and idea
- Design the elements to complete the vision
- Form the HOA
- Install the Infrastructure
- Deficit Fund

WHO IS ON THE BOARD AND WHAT IS THEIR ROLE?

- Members of the Developer's Team – Hillwood
- Approval of budgets & contracts
- Determines assessment rates
- Works with the ACC committee for modifications
- Establishes Policy
- Establishes Committees

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.org

Wolf Ranch Architectural Statistics

Architectural Modification Requests:

2023 – 315

2022 - 119

2021 - 168

2020 - 97

2019 - 60

2018 - 49

2017 - 6

New Home Reviews:

2023 – 211

2022 - 305

2021 - 288

2020 - 198

2019 - 124

2018 - 148

2017 - 6

Accomplishments

- Occupied Homes

2023 – 1075 + 187

2022 – 888 + 313

2021 – 575 + 200

2020 – 375 + 93

2019 – 282 + 167

2018 – 115 +72

2017 - 43

Accomplishments

- Welcome Newest Team Member
 - ALYSSA HARO!
- River Camp GRAND OPENING

- 3rd Annual Spring Plant Sale
- Park Upgrades - 6 New Benches, 3 Dog Stations, 3 Swings, River Camp Little Library
- Expanded Holiday Lighting – River Camp
- Survived Draught and Freeze of 2023
- Enforcement Policy and Schedule of Fines
- Updated Collection Policy



Coming Soon in 2024



Policy Updates:

- Generator Policy
- Rental Rules and Regulations
- Golf Cart Policy
- Common Standards for Approval

2024 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%)

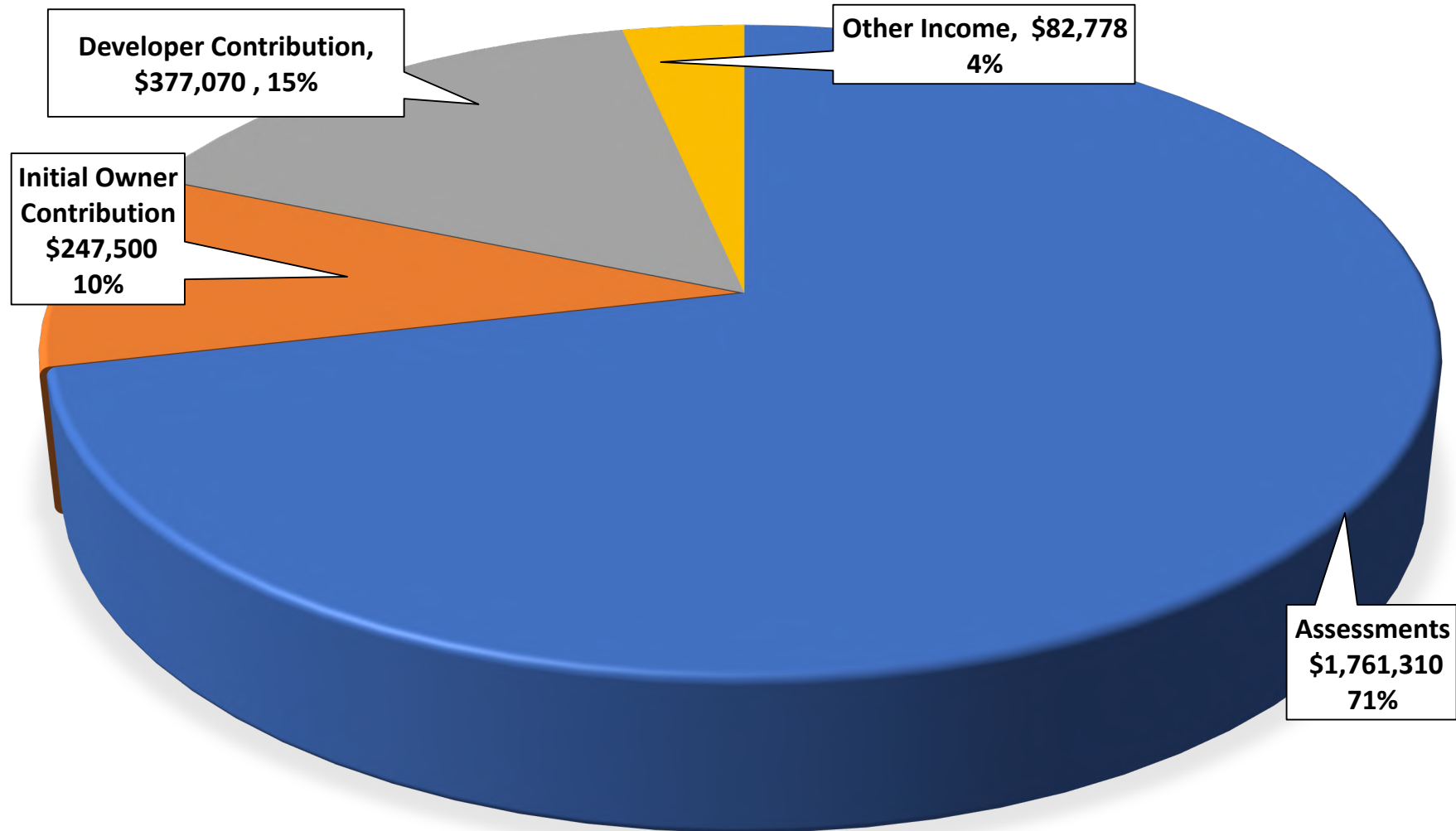
2023 - \$1,210 = \$946 + \$264 (5%)

2024 - \$1,256 = \$992 + \$264 (5%)

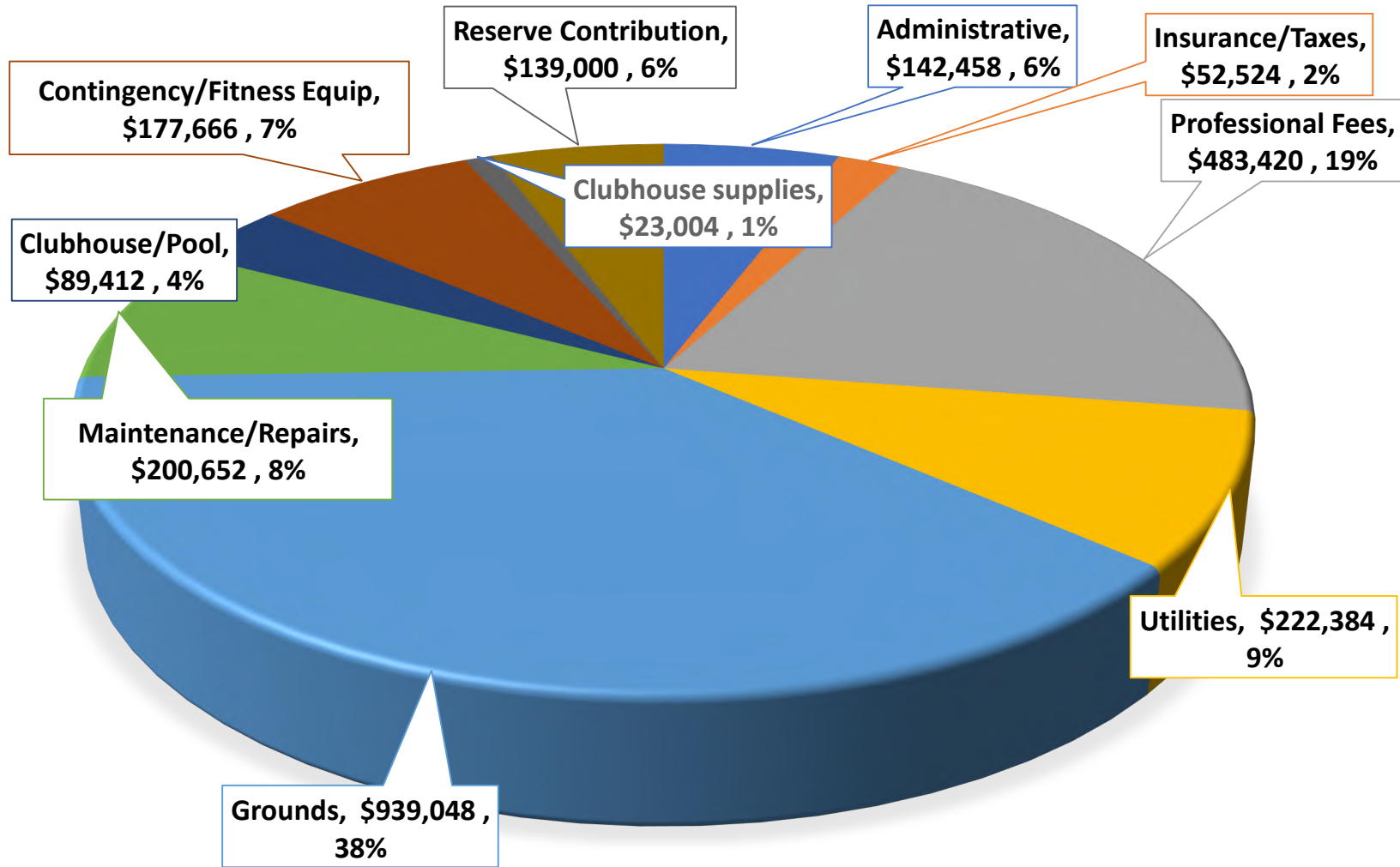
Assessment Increase:

- Four increases in 7 years
- 22% total – 3.1% per year
- 5% this year
- \$46 annually
- \$3.83 per month
- Southfork Amenity Complex- *River Camp*
- Landscaped Common Area
- 1.5 Additional Miles of Hiking Trails
- Should budget 3-5% annually

2024 Budget - Income



2024 Budget Expense





Budget Comparison 2023 - 2024

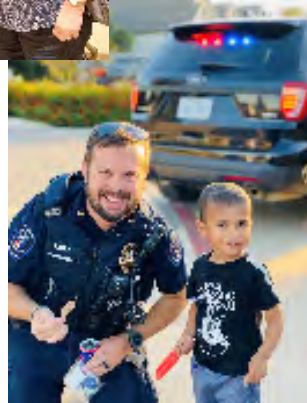
2023-2024 Wolf Ranch Owners Association Budget Comparison

Category	2023		2024	Description
	Annualized	Budget	Budget	
Operating				
Income				
Assessments	\$ 1,475,855.00	\$ 1,800,885.00	\$ 2,008,810.00	Beginning billable units 1639(owner and builder) for 2024. Working Capital - 569 developer release units. (\$500) for 2024.
Other Revenue	\$ 61,750.00	\$ 57,978.00	\$ 82,778.00	ACC, Church, Developer Subsidy 2024 = \$377,070 (2022 = 212,390 - As of this financial \$136,233)
Total Revenue	\$ 1,537,605.00	\$ 1,858,863.00	\$ 2,091,588.00	
Expense				
Administrative	\$ 152,000.00	\$ 112,662.00	\$ 142,548.00	Additional social budget for programming and mobile application.
Insurance/Taxes	\$ 37,306.00	\$ 45,070.00	\$ 52,524.00	Package, D&O and Umbrella - Increase due to River Camp.
Professional Fees	\$ 340,780.00	\$ 479,436.00	\$ 483,420.00	Management fees, dedicated site staff and architectural review. Addition of 1 new team member with RC.
Utilities	\$ 120,000.00	\$ 154,721.00	\$ 222,384.00	Water, electric, gas and tele services.
Bldg/Grounds	\$ 571,888.00	\$ 882,556.00	\$ 939,048.00	Landscape contract, monitoring, holiday decorations, batch pond management and special projects.
Maintenance/Repairs	\$ 141,670.00	\$ 163,313.00	\$ 200,652.00	Janitorial and porter contracts. Irrigation repair. Grounds and batch pond maintenance.
Clubhouse Supplies	\$ 16,101.00	\$ 12,108.00	\$ 23,004.00	Coffee Supplies, paper products and cleaning supplies.
Pool Operations	\$ 88,328.00	\$ 94,631.00	\$ 89,412.00	Contract maintenance, repairs and chemicals. Lifeguards for River Camp.
Other Expenses	\$ 42,356.00	\$ 45,756.00	\$ 177,666.00	Contingency and fitness equipment.
Reserve Transfer	\$ 80,000.00	\$ 81,000.00	\$ 138,000.00	Reserve Study updated September 2023 with addition of River Camp.
Total Expenses	\$ 1,590,429.00	\$ 2,071,253.00	\$ 2,468,658.00	Contingency plus Upgrades and improvements - \$24,396 + \$112,470 - Benches, Picnic Tables, Storm clean up, Heritage maintenance
Net Operating Income/(Loss)	\$ (52,824.00)	\$ (212,390.00)	\$ (377,070.00)	Subsidy budgeted for 2024 - \$377,070

Category	2023		2024	Description
	Actual	Budget	Budget	
Reserve				
Total Revenue	\$ 49,500.00	\$ 8,100.00	\$ 139,000.00	Contribution based on third party reserve consultant, and study updated September 2023 with addition of River Camp.
Total Expenses	\$ 5,672.00	\$ 21,823.00	\$ -	Den pool deck Replacement and Well Repair phase 1 pond
Net Reserve Income/(Loss)	\$ 43,828.00	\$ (13,723.00)	\$ 139,000.00	Current Reserve: \$87,327

Lifestyle at Wolf Ranch

Event Highlights



Snapshot of 2023

- **We planned and executed 400 social events throughout the year.**
- **New signature events:**
 - **Grand Opening to River Camp** | 900-1,000 people
 - **Halloween Family Boo Bash** | 200 people
 - **Music in the Park** | 75-100 people monthly
 - **Glow Bingo** | 65 people
 - **Murder Mystery Dinner** | 45 people
 - **Seasonal Mixology Classes** | 30 people
- **Community Groups:** We had **6 new community groups** launch in 2023!
- **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. Sending Push Notifications about events. Weekly Emails.
- **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: We rotate monthly between amenity centers and host breakfast on the first Friday of the month.
 - Rhythm & Brews: A family night out with live music, local brews, and food truck hosted at River Camp.
 - Music in the Park: This was a monthly live music series hosted in Hilltop at the park.
 - Thirsty Thursday Cocktail Hour: We started the year with a winter series but with lots of feedback we decided to continue it throughout the year on the last Thursday of the month. It has been a popular event for our adults! We rotate between amenity centers monthly.

Community Group Updates

It's amazing to see new community groups launch and people building relationships through special interest groups!

In 2023, we had 6 NEW GROUPS kick-off! We can't wait to see these groups grow in 2024!

- Millennials 80-90s Babies*
- Indian Ranchers*
- Card Junkies*
- Mexican Train Gang*
- Hilltop Drinks on the Driveway*
- Dad Dudes*

If you are interested in starting a new community group, please stop by the HOA office. Below are a few of the things you can expect by hosting an open community group.

- The HOA will market your group on the monthly calendar, weekly email and mobile app.
- Your group can use the amenity center free of charge for social events.
- You can use the amenity center, The Den & River Camp (January 2024) if you communicate with our team.

We will be hosting a **Community Group Open House on Tuesday, January 16th at 6pm at River Camp**. This is an opportunity for you to find a group you are interested in or start your own. We have 18+ groups to choose from! Be sure to stop by!

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 – Sport Court Reservation System*



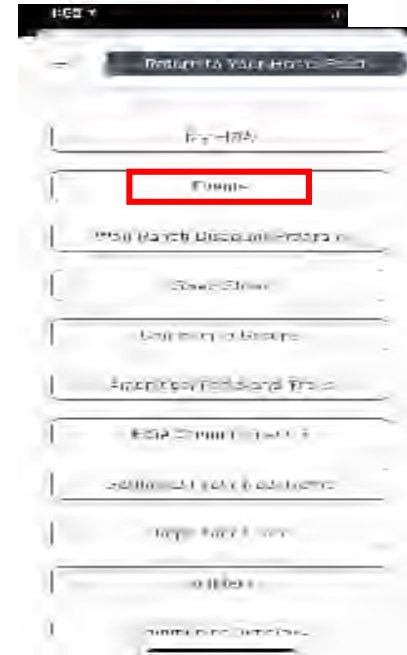
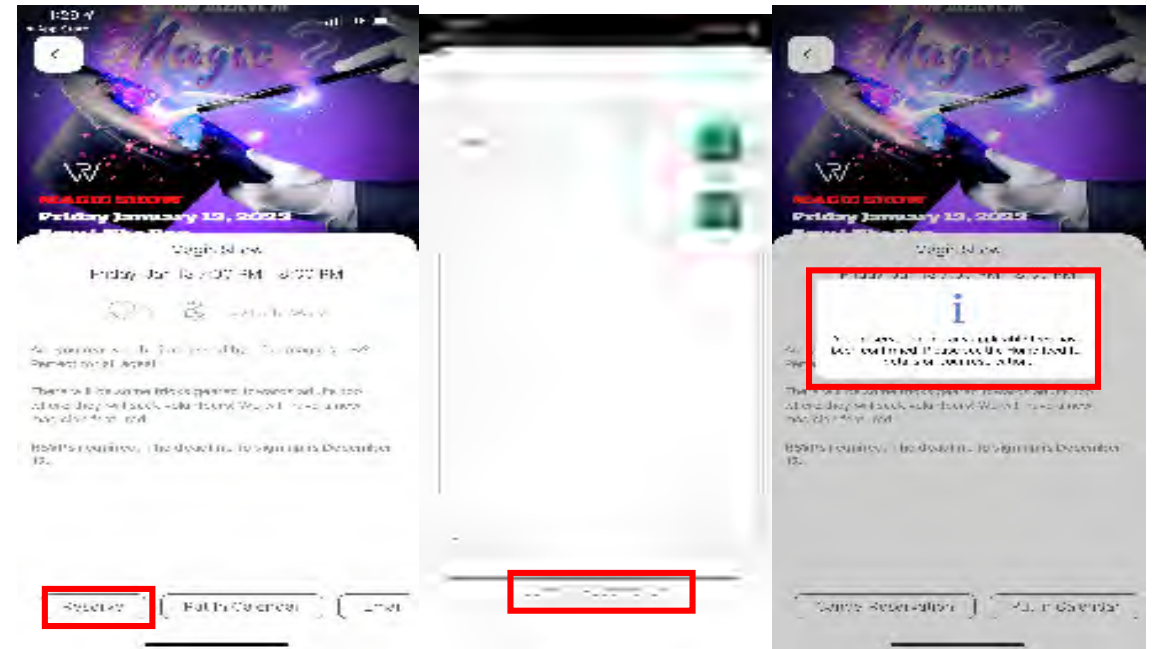
RSVPS ARE A MUST!



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.****



Looking Forward to 2024



*We will have a quarterly calendar with important Save the Dates.

- New Fitness Classes at River Camp
- Thirsty Thursday Cocktail Hour
- Murder Mystery Night
- Casino Night
- Local Eats –Food Truck Series
- Quarterly Yappie Hours
- Rhythm & Brews: April-Oct
- Screen on the Green
- First Friday Morning Mixers – Bi-Monthly
- Magic Show
- Whacky Olympics
- Alice Wonderland Tea Party
- Fall Festival
- Color War
- Crawfish Boil
- Pickleball Tournament
- Basketball Challenge
- Community Fun-Run
- Christmas in July
- Offsite Field Trip events

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
2023!!**

Bill Walk



Special Recognition

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

**Outstanding and
Inspiring Volunteers
2023!!**

The Heirs, Kathy & Steve



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
 - Residential Communities
 - Mixed-Use/Retail
 - Multifamily



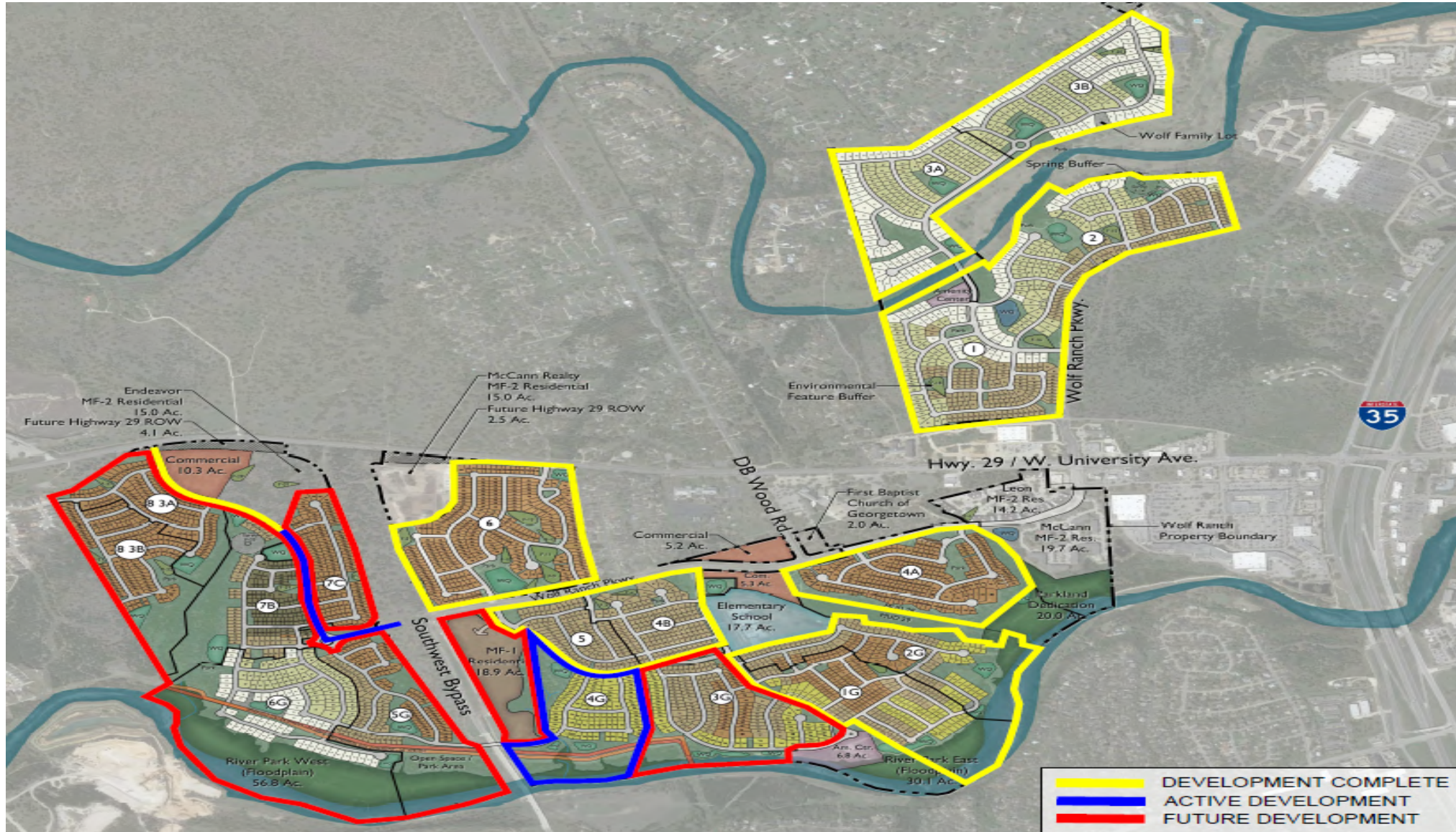
Wolf Ranch Developer Update:

- 2023 – Recap
 - New Home Sales – 210 (12.3% increase over prior year)
 - Average Home Price 2023 - \$684,000 (\$46k or 7.2% increase vs prior year)
 - Average Home Size – ~2,823 Square Feet (407 Sq.Ft increase or 16.8% increase over prior year)
- Inception to Date
 - Home Sold – 1,163
 - Lots Delivered – 1,558
 - Remaining Lots to be Delivered – 907

Wolf Ranch Developer Update:

- 2024 – Look Ahead
 - Number of Lots Pending Starts – 333 (Ph8, 7B)
 - Number of Lots to be Delivered – 410 (Ph4G, 8, 7B)
 - New Builders Offerings: Westin Homes (South Fork), TriPointe (West Bend)
 - Number of Lots in Design Pending Approval - 277
 - River Camp Pickle Ball & Sports Court Expansion in 2Q
 - Nature Trail Delivery in 2Q (Wolf Ranch – South Fork)
 - Lennar / ICON Construction to Complete in 3Q

Wolf Ranch Developer Update:



Wolf Ranch Growth:



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

WOLF RANCH (NORTH OF HWY 29 – Dec. 2023)

Wolf Ranch Growth:

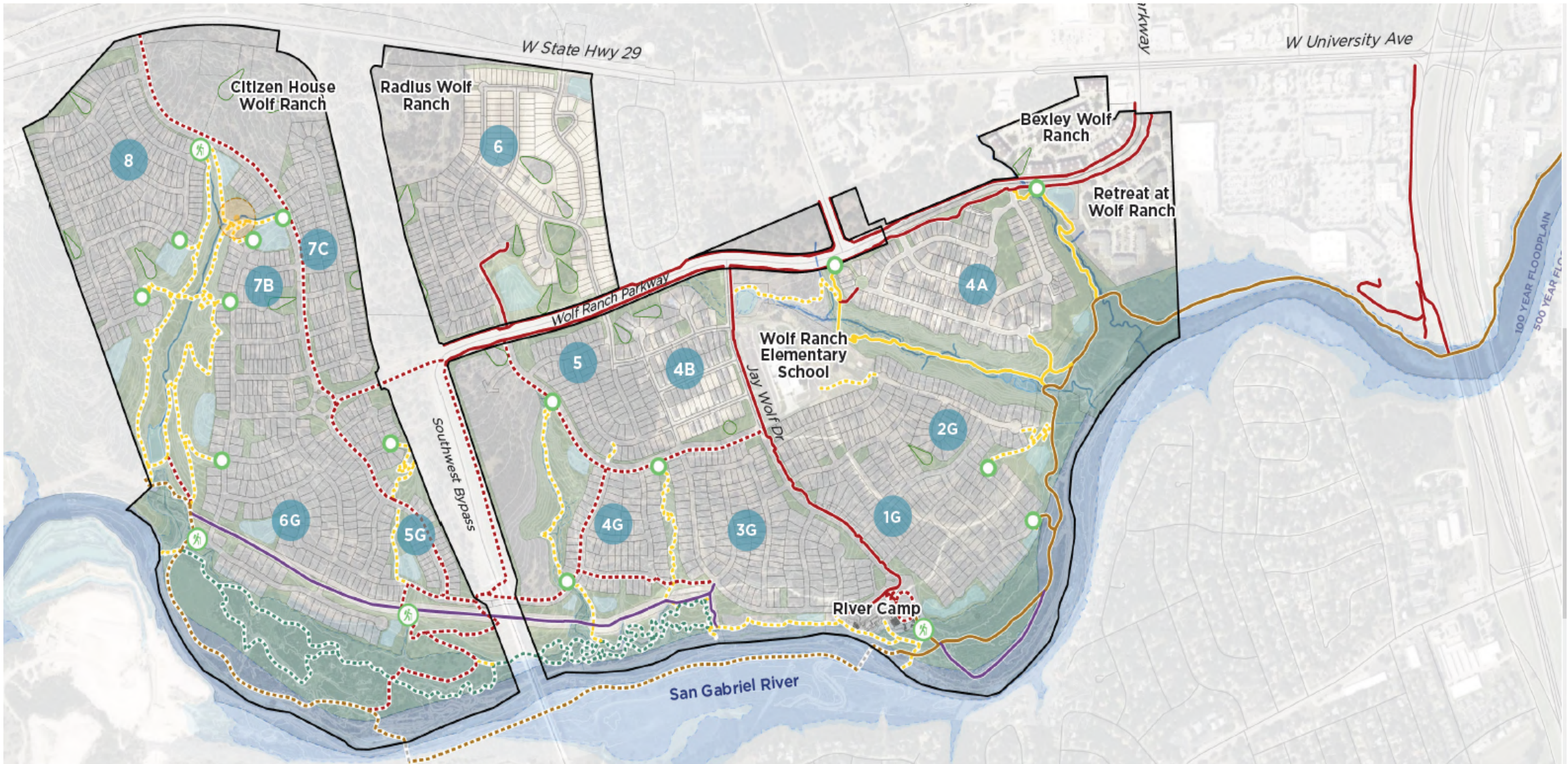


WOLF RANCH (SOUTH OF HWY 29 – NOV. 2015)



WOLF RANCH (SOUTH OF HWY 29 – Dec. 2023)

South Fork Master Trail Plan:



River Camp:





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Thank you for joining us.



Raffle Prizes

Thank you to our generous sponsors and business partners:



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Questions?