

Welcome to the  Third Annual Meeting





WOLF RANCH™

Owners Association of Wolf Ranch

Welcome to the 2021 Annual Meeting

The Third Annual Meeting of the Members



**Live
Smart**

Agenda



Welcome!

- Call to Order
- Meeting Notice and Quorum
- Introductions
- Approval of 2020 Minutes
- Management Report
 - Who does what?
 - ACC Improvements and Covenant Enforcement
 - 2020 Financial and 2021 Budget
- Lifestyle Report
 - Review
 - Looking Ahead
- Developer Report
 - 2020 Recap
 - 2021 Look Ahead
- Adjourn
- No raffle??

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

Peggy Bessellieu
LIFESTYLE DIRECTOR

Tanya Mendenhall
VICE PRESIDENT

Teffani Davis
DIRECTOR



Purpose and Benefit of the HOA

- Protect and Enhance Property Values
 - CC&R Compliance
 - Architectural Review
- Maintenance of Common Areas
 - The Den
 - 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



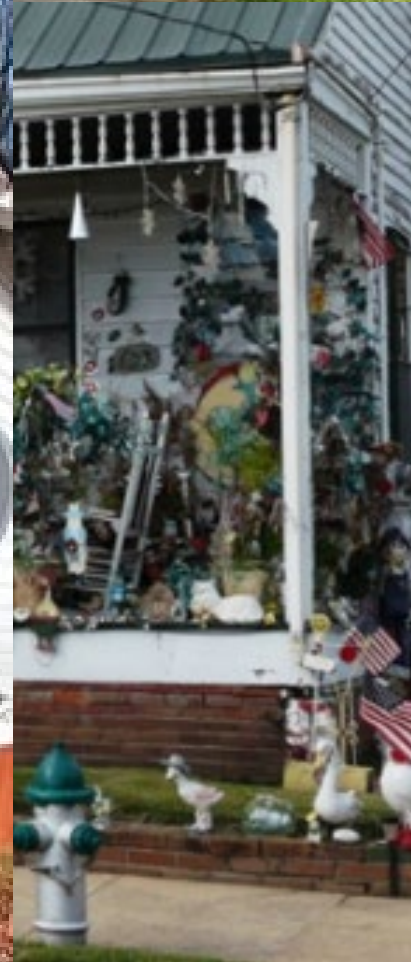
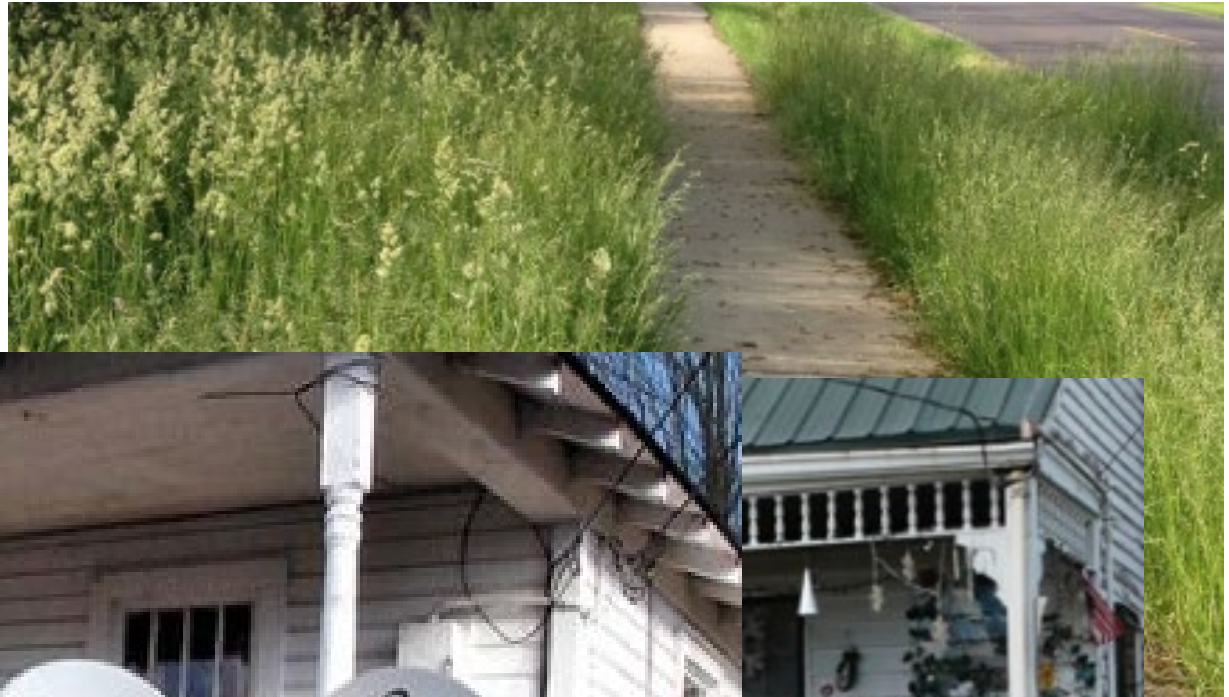
The HOA is also responsible to ensure the association and its members are in compliance with the following:

- 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



Wolf Ranch Architectural Statistics

Architectural Modification Requests:

2020 - 97

2019 - 60

2018 - 49

2017 - 6

New Home Reviews:

2020 - 198

2019 - 124

2018 - 148

2017 - 6

Accomplishments

- Completed Homes

2020 – 375

2019 – 282

2018 – 115

2017 - 43

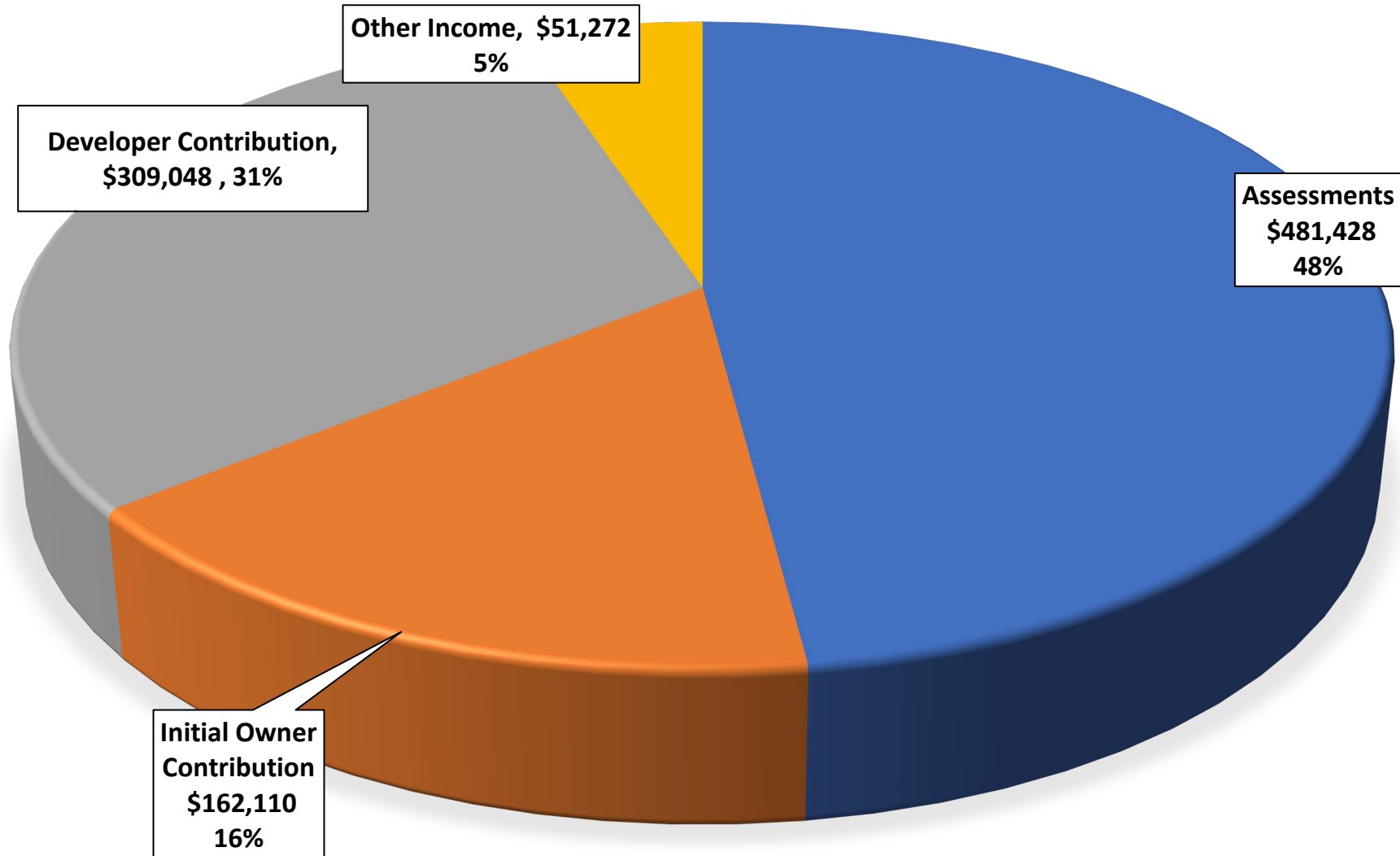
Accomplishments

- COVID Maintenance Response/Reopen
- Onboarding New Common Area Maintenance Company
 - Welcome Urban Dirt
- Upgraded Holiday Decorations
- Mary Charles Park
- Trail Delivery in Hilltop and South Fork

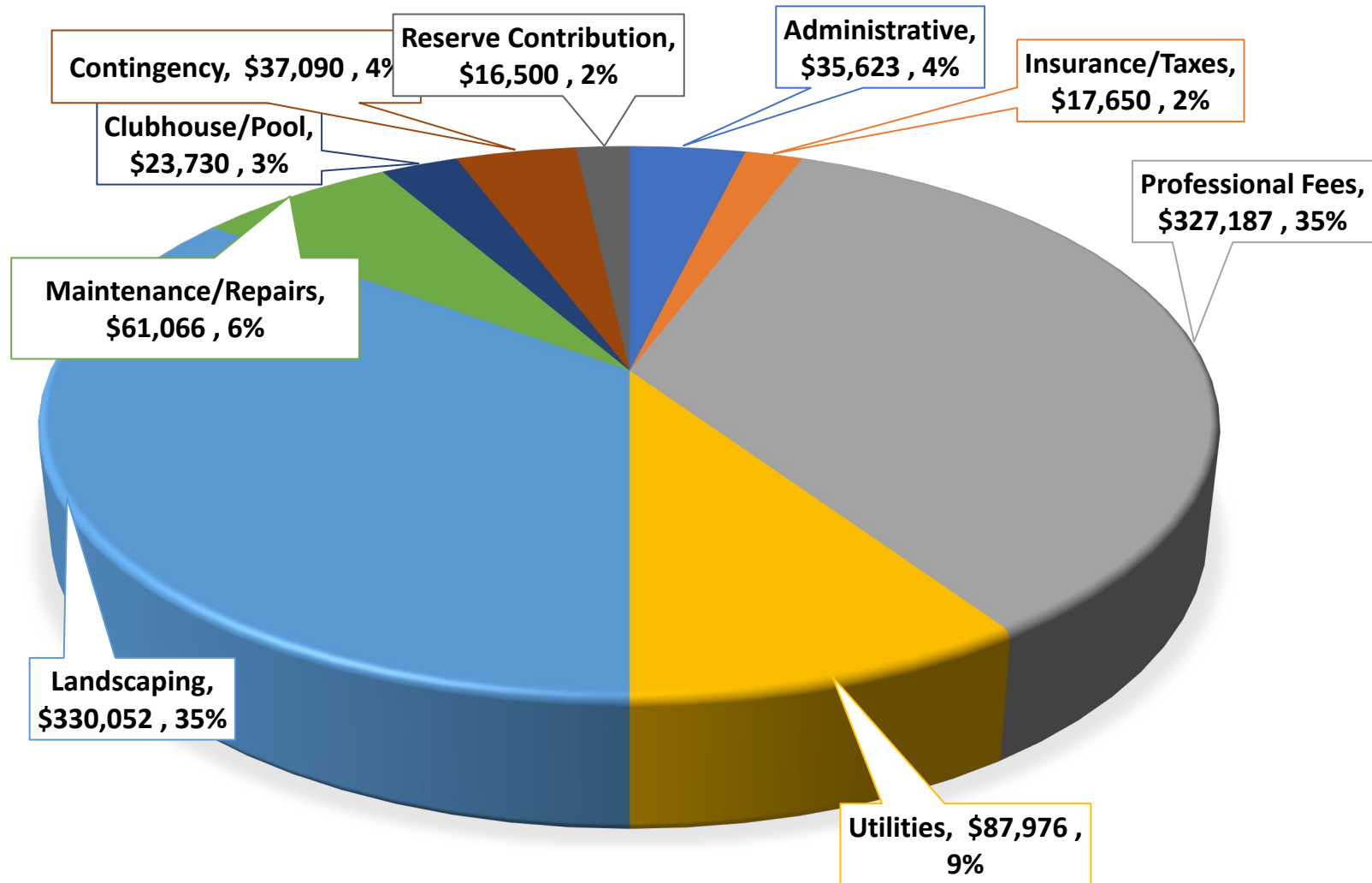
Budget Comparison 2020 - 2021

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/Repair	\$ 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
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	

2020 Budget - Income



2020 Budget Expense

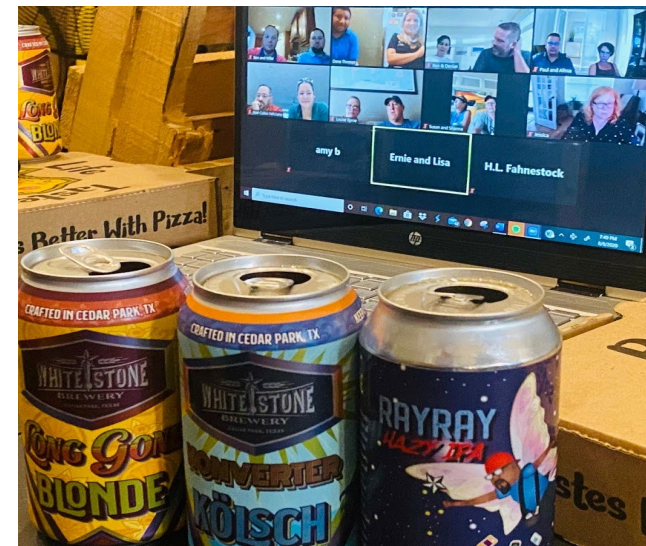


Snapshot of 2020

2020 started off a little different. We still found ways to keep the community connected through outdoor activities, virtual events, community outreach, and weekly food trucks.

- Local Eats Food Truck series
- Fitness – Yoga, Community Fun-Run, and Water Aerobics
- Virtual Events
- Community Outreach
- Welcome Committee & Care Group formed in April
- Building Homes For Heroes
- Opening Wolf Ranch Elementary
- New Trails

Virtual Activities





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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:

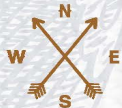
The Den - Hilltop
River Camp - Coming Soon

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

Live
Smart

Looking Forward to 2021



- Adventure Hunt
- Bingo
- Local Eats – Food Truck Series
- Pawtys / Yappie Hours
- Concert Series
- New Fitness Classes
- Veteran Meetup
- 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 Volunteer
2020!!

Suzie Kovach



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



Developer Update:

- 2020 – Recap
 - New Home Sales – 240 (126% increase over prior year)
 - Average Home Price - \$464,000 (last 12 months; 10% increase vs prior year)
 - Average Home Size – ~2,550 Square Feet (no major changes from prior year)
 - Lots Delivered – 287
- Inception to Date
 - Lots Developed – 944
 - Home Sold – 544
 - Remaining Lots to be Developed – 1,606



Developer Update:

- 2021 – Look Ahead
 - Lots Under Development – 165 current; 270 pending start
 - Lots in Design - 265
 - River Camp (new Amenity Center)
 - Multi-Family Projects

Wolf Ranch Growth:



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

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

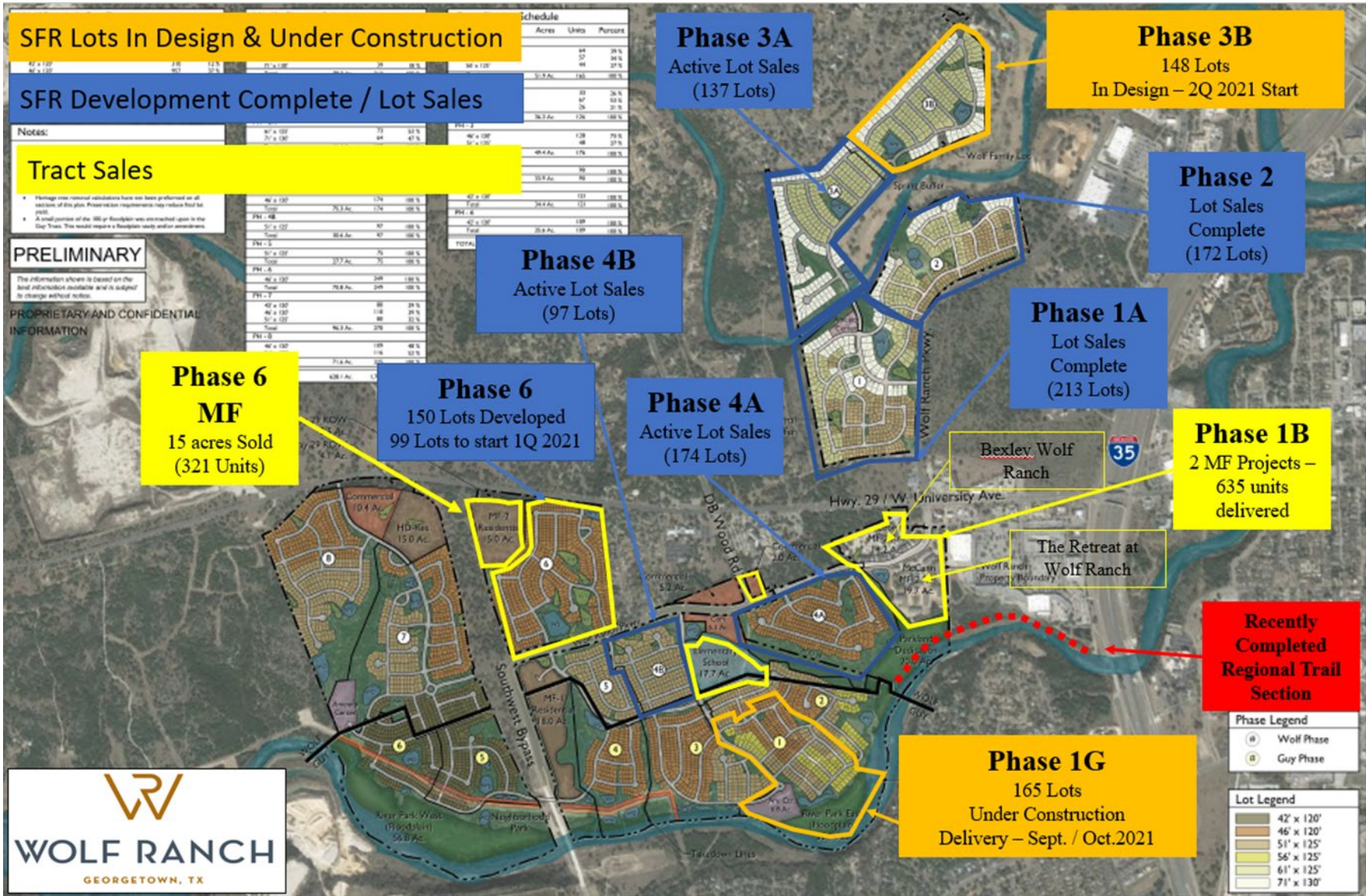
Wolf Ranch Growth:



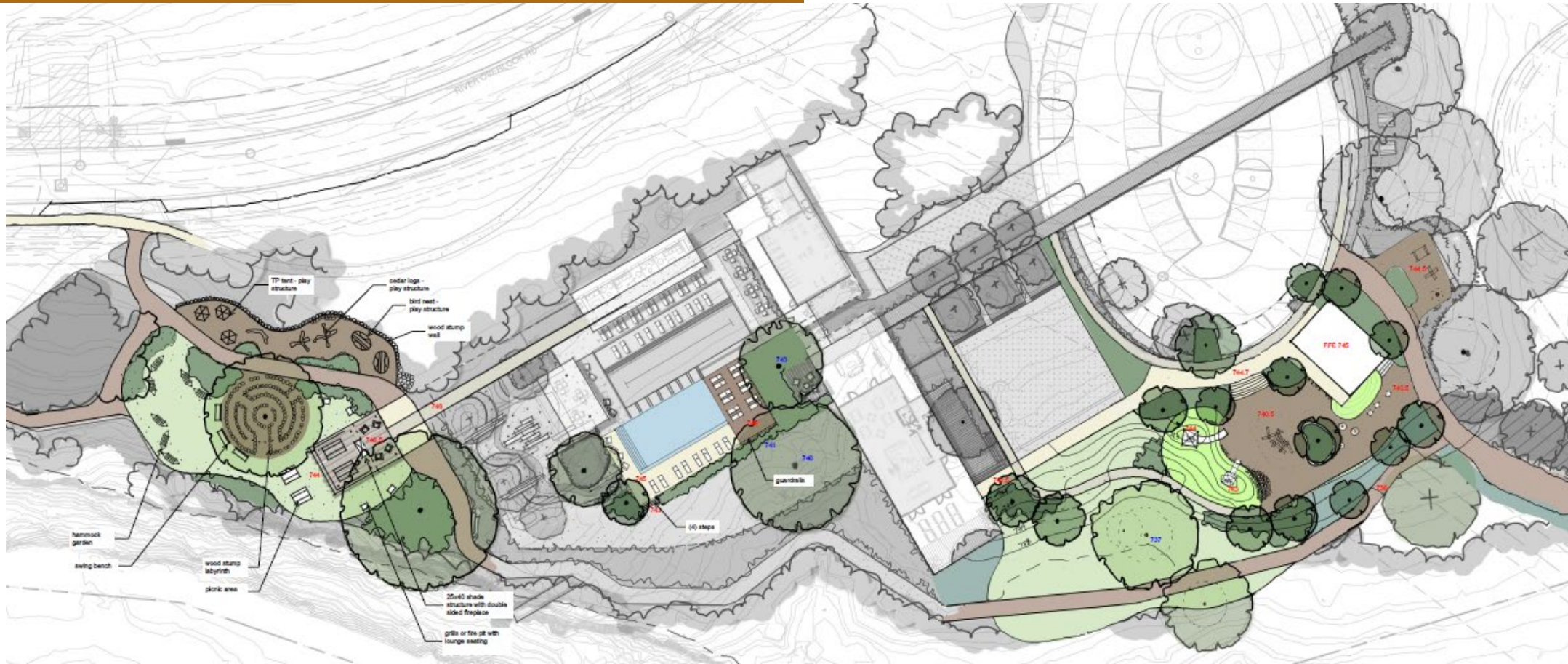
WOLF RANCH (SOUTH OF HWY 29 – NOV. 2015)

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

Developer Update:



River Camp:



River Camp:



River Camp:



River Camp:



Raffle Prizes

Thank you to our generous sponsors and business partners:





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Thank you for joining us.



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Questions?



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