

# Regular, Monthly Meeting of the Board of Directors Wolf Creek Property Owners Association

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July 18, 2020 – Meeting held remotely

Meeting called to order at 9:02 AM by President, Bob Rohde, presiding.

Attending:

Directors: Bob Rohde, Paul Smith, Bill Bley, Claus Giloi, and Dick Nova

Facilities Manager: Alan Sodell

Assistant Facilities Manager: Kris Borgias

Association member: Mike McPhaden

## Secretary Report:

1. Minutes of the June Board of Directors Meeting were approved as written.
2. Minutes of the June Association General Meeting are in work.

## Facilities Manager Report:

1. Alan is waiting to hear from NW Backflow Devices on the schedule for testing.
2. Mike Pendergraft of Evergreen Rural will be working with Alan to conduct a water audit of our system.
3. Bob inquired if we should consider a plan to replace the conduit in our water system if it is determined we have many small leaks. He referenced that Edelweiss has established a 10 year plan.
  - a. Bill asked if a loan was a possibility. The question of assets for a loan was raised. Bill indicated we have \$60K in reserves. Paul stated we have the power to assess. Bob asked Alan to contact Evergreen Rural regarding loan possibilities.
  - b. The board agreed that < 20% loss in the transmission line is the goal.
  - c. Paul commented that additional work on leak detection using valves and flow meters could be conducted.
  - d. Alan suggested that focus on thin walled pipe sections could be a priority.
4. A booster pump to increase water pressure for 5 homes in Green Meadows was discussed.
  - a. The next step is to confirm we can get power to the vault in GM. OCEC will come out to give an estimate when available.
5. The street sign on GM Drive is leaning. Alan will check with the county.
6. Bob said that Steve Krauss had requested we look into cutting down the dead trees leaning above L Fork Wolf Creek Rd.
  - a. The trees may be on either park property or Ina Clark's.
  - b. Alan was asked to arrange to get the trees taken down.
7. Alan's activity report for June:
  - a. Chlorine sampling
  - b. Coliform sampling
  - c. Nitrate sampling
  - d. Lead & copper sampling

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- e. Gross Alpha sampling
- f. Radium 228 sampling
- g. Source readings
- h. Water Use Efficiency Report for DOH
- i. Consumer Confidence Report for members
- j. Managed HOA weed spraying
- k. Cleared trail from fish screen to head gate
- l. Researching adding GM booster pump
- m. Annual HOA meeting talk

### **Treasurer Report:**

1. \$852 was received from the Perrow sale of 12 Sundance Ln (VH-20/22) for the balance due on an unpaid assessment.
2. Quarter end results were received this week. We are approximately \$1800 below budget.

### **Presidents Report:**

1. It was agreed that all officer positions would remain the same for the year:
  - a. President – Bob Rohde
  - b. Vice President – Paul Smith
  - c. Treasurer – Bill Bley
  - d. Secretary – Dick Nova
  - e. Web Site – Claus Giloi
2. Bob has received a quote for a Directors and Officers Insurance policy that would include any claims related to a water system. A motion was moved and passed to accept the policy.
3. We received a letter from Jim and Sonia Perrow with a request to connect to the WCPOA water system from a parcel they own on the south side of Wolf Creek. Since the property does not lie within the WCPOA connection is not allowed.
4. Due to increased sales and errors by title companies requesting information for transactions outside of the WCPOA revision of the property transfer procedure was discussed.
  - a. Bill stated that our bookkeeper, Jillian, should not be involved. It was agreed that Alan will be the single point of contact.
  - b. Paul suggested we establish a directory with current owners' names and addresses. Dick suggested we create a list of county parcel numbers that lie within the association for reference which would not require updating. The parcel number list was approved. Alan and Kris will generate the list.
  - c. Paul recommended that we set a property transfer fee due to the time and effort involved on each sale. He said that Edelweiss charges \$150 and Pine Forest \$25. Following discussion a \$200 title transfer fee was approved.
  - d. Paul will update the procedure.

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### **Architectural Committee:**

1. The rooftop solar array for Jim & Peggy Asa at 24 Green Meadows Drive (GM-8) was completed and looks very good. Their building deposit has been returned.

### **Website:**

1. Claus updated the fees, dues, assessments and fines document on the website to include the fine for cutting trees over 10” in diameter without approval.
2. The property title transfer fee information will be added.

### **New Business:**

1. Paul reported on recent activity regarding a connector trail between GM and CM.
  - a. The 20’ wide utility easement between Aspen Ln and Winding Rd has been used for years by some residents.
  - b. A message was sent to the four property owners bordering the easement regarding the desire to make the trail official.
    - i. Rich Adams and Kevin & Jean Patrick responded in support of the trail. To date we have not heard back from Stuart Metler or Clarence Elstad.
  - c. Paul made a motion to establish a Trails and Parks Committee and volunteered to be the BOD representative. The motion was approved.
    - i. Duana Kolouskova and Jason Williams are interested in helping and Paul will contact them.
    - ii. Dick volunteered to be on the committee.

The next BOD meeting date and time are August 15, 2020 at 9:00 AM.

The meeting was adjourned at 10:22 AM.

Respectfully submitted,  
Dick Nova, Secretary