

# Wolf Creek Property Owners Association

## 2023 Annual General Meeting

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June 24, 2023 meeting held remotely

The meeting was called to order at 9:04 AM by President, Bob Rohde, presiding.

Attending:

Board of Directors: Bob Rohde, Jason Williams, Mark Ryan, Jim Ginn, and Dick Nova

Facilities Manager: Alan Sodell

Water System Manager: Kris Borgias

Association Members: Sally Eckert, Jan Erickson, Kyle Kosmicki, Jeff Coopersmith & Stefanie Snow, Fred Chapman, Paul & Jacque Smith, Pete Soderquist & Debra Hofmann, Mel & Cindy Sorensen

Bob Rohde welcomed those in attendance.

There being no comments or objections to the draft minutes from the 2022 WCPOA Annual General Meeting the minutes were adopted as written.

Bob Rohde stated that 35 ballots had been returned by the start of the meeting and that Dick Nova had been reelected and Sally Eckert had been elected to the WCPOA Board of Directors (BOD) to serve a term of two years. In addition, the proposed changes to CC&R 8.5 and 8.6 had been passed.

Alan Sodell provided the following facilities update:

- The water system consists of two wells in Cottonwood Meadows (CM) and a reservoir in Virginia Hills (VH). A transmission line runs up to the reservoir through Green Meadows (GM) from Cottonwood. Supply lines and connections are distributed through the association.
  - 79 connections have been allotted by the DOH. We currently have 61 connections and due to lot consolidations will not reach full build-out.
- Water quality has been excellent. Alan has posted the Annual Water Quality Report (Consumer Confidence Report) as required by the Safe Drinking Water Act (SDWA) to the website. All regular water quality testing has passed.
- Two leaks in the water distribution system were found and repaired over the last year.
  - A hired leak detection company located what was a small leak on Winding Road. Alan noted with our porous ground that leaks are difficult to find.
  - A much more significant leak was discovered by Erik Brooks who noticed standing water along the road in GM.
- Our plan is to start replacement of the water system transmission and distribution lines.
  - The lines are up to 50 years old and consist of thin-wall PVC with glue joints.
  - We will take a section at a time to spread out the cost.
  - Contractors are difficult to schedule. Jake Pennock of Pennock Excavation will perform the initial work.
- Association road maintenance:

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- Snow plowing was a challenge this year, especially with the early snow in November. Cascade had a new driver and there was some resultant damage.
- Following winter, the roads in general were in decent shape. The CM loop was graded recently along with sections of GM.
- Dust abatement need is being determined. The cost of the chemical treatment has increased significantly. Magnesium Chloride is used now instead of Lignin and has been used for years by the county. A recent quote for our roads is over \$12K.
- Jeff Coopersmith asked what the plan was for water system line replacement.
  - Alan said that the transmission line to the reservoir is averaging 10% loss and will be the first priority.
  - Bob added that the lower portion of the transmission line from CM up to Aspen Lane would be the initial work, especially from the well house in CM to Wolf Creek Road. There have been three leaks in that area in the last 8 years.
- Kris Borgias said that following the repair of the distribution line leak in GM the system has been quite tight except for the transmission line to the reservoir, which has taken some of the pressure off for immediate work.
  - Kris added that the lower portion of the transmission line that Bob mentioned will be a good test section for Pennock Excavation.
  - Also, there are some leaks assumed between Aspen Lane and Sundance Lane as well as Winding Road and that line replacement versus patching is appropriate.

Jim Ginn gave a financial update:

- Jim said that he has been the Association Treasurer since the first of the year.
- We are tracking close to budget.
  - The checking account is currently at \$16,621.93.
  - Savings is \$157,755.80, including \$77K in our reserve account.
- Mel Sorensen asked how many years should they budget for a water system special assessment.
  - Bob explained that he had looked into a USDA loan for the water system replacement but it was unfeasible as the increased costs were excessive at approximately 30% higher. The board consequently decided to seek Association funding.
  - He said that the plan is to spread the work out over a number of years with a larger starting assessment this year.
  - Bob does not expect \$2K per year going forward and the board will monitor progress.
- Mel asked if the board had been in communication with the Edelweiss community since they are undergoing assessments and system work.
  - Kris responded that he has and continues to meet with their Systems Manager, Craig Cook.
  - Kris then went on to say that standards and materials have improved since our system was initially put in and we have had some harsh comments from some of the contractors doing repairs. Our current replacement standards are up to date.

As head of the Architectural Committee Jason Williams next gave a related update:

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- The committee consists of Jason, Bob Rohde, and Dick Nova.
- The committee's task is to enforce the CC&Rs regarding new construction and improvements. Jason added that consequently his job may be to nag members.

Bob Rohde provided a few closing remarks:

- He said that the board will be discussing road system dust abatement in a board meeting to follow.
- He also said that the water system is currently operating fine and is in better shape than last year at this time, and that the replacement plan moving forward is positive.
- Bob then asked all in attendance to recognize Jan Erickson. Jan was the President when Bob joined the Board. He awarded Jan a \$100 gift certificate.

Additional questions and comments:

- Mel Sorensen asked that since we are on the brink of fire season if the board is in contact with local Firewise communities.
  - Bob responded that in the past we had a Firewise Committee but it was abandoned due to lack of interest. He then asked Mel if he would be willing to take on the effort. Mel agreed to get involved unofficially and pass along information to the board.
  - Alan said that he and Kris had cleared around the pump house in CM and keep it maintained.
- Fred Chapman made a point to thank the board for all they do as volunteers.
- Kris Borgias added that as an Association member and as Water System Manager the board of directors had been a great group to work with.

There being no additional questions or comments the meeting was concluded and adjourned at 9:43 AM.

Respectfully submitted,  
Dick Nova, Secretary