

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

October 14, 2021 at the home of Paul & Jacque Smith, 16 Left Fork Wolf Creek Road

Meeting called to order at 9:03 AM by President, Bob Rohde, presiding.

Attending:

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

Facilities Manager: Alan Sodell

Assistant Facilities Manager: Kris Borgias

Secretary Report:

1. Minutes of the September BOD meeting were approved as written.

Facilities Manager Report:

1. Alan reported that there is a water leak at the meter in the Well #2 vault.
 - a. The meter was recently replaced. Kris said that the meter was difficult to install due to misalignment of the lines. This was likely due to settling over time.
 - b. Alan is trying to contact a plumber but has received no response yet. He will look out of the valley as necessary.
 - c. The leak is not major and water is not collecting in the vault but it should be fixed before winter.
2. Since replacement of the meters, the transmission line leakage was calculated at 9%, which is significantly down from 20% prior numbers.
3. Following additional research, Alan proposed that a portable generator to run the water booster pump at the reservoir when needed during a power loss may be the best choice.
 - a. A 9-kW generator would likely be sufficient and a dual-fuel generator would be best in order to run on propane.
 - b. Bill added that a 7.5-gallon RV propane tank would be adequate.
 - c. It is estimated the total cost, including permitting, generator, propane tank and transfer switch installation, would be around \$2,000.
 - d. A motion was made and approved to authorize up to \$2,500 to set up the booster pump emergency generator.
4. Alan met with Melissa at Cascade Concrete to express our disappointment with snow plowing last season. She acknowledged the concerns and will follow-up with the drivers.
5. Paul mentioned that there has been ditch trenching near the entrance to Winding Road. Dick added that a trench had been dug and refilled across Winding Road and the work is continuing in the old irrigation ditch along Wolf Creek Road. Alan was asked to check it out.
6. Alan's activity report for September:
 - a. Chlorination sampling
 - b. Coliform sampling
 - c. Source meter readings
 - d. Well depth readings

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- e. Took online Leak Detection Course from AWWA
- f. Worked on updating Wolf Creek Website
- g. Did more research on sizing and acquiring generator
- h. Worked valves in pumphouse

Treasurer Report:

1. Bill reported that the Q3 closing summary report will be available at the next meeting.

Presidents Report:

1. Paul showed a map of potential flood runoff for the Wolf Creek drainage following the Cedar Creek fire. The DNR has performed assessments of the associated probability and risks.
 - a. It was agreed that an email should be sent to members regarding the evaluation, along with information links.
 - b. A link to reports will also be posted on the website.

Architectural Committee:

1. Paul distributed a draft proposal to be sent to members regarding planning for new construction.
 - a. The notice references recent conditions resulting in delays effecting timely completion of projects, current architectural guidelines, the 18-month time limit, and recommendation to perform appropriate planning.
 - b. It was suggested that we should make it clear that the 18-month limit is per the CC&Rs and cannot be waived.
 - c. It was also suggested that the member should notify their contractor of the time limit.
 - d. Paul will revise the document.
2. Paul also drafted and distributed a set of architectural guidelines for small construction and landscaping projects.
 - a. Pre-approval would be required for changes in home color or siding or roofing, woodsheds and storage and garden sheds, structure additions, fencing, and significant landscaping.
 - b. It was recognized that these requirements would likely necessitate revisions to the CC&Rs.
 - c. This subject will be continued at a future meeting.
3. Kris requested that an outdoor lighting CC&R be included in any subsequent set of revisions. It was noted there had been a prior complaint regarding bright lights being left on at night in Cottonwood Meadows and it was decided at that time we will request that neighbors contact their neighbors to discuss concerns.

Executive Session:

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1. The regular meeting was paused to discuss Facilities Manager and Assistant Facilities Manager compensation.

The next BOD meeting date and time was scheduled for December 2, 2021 at 9:00 AM at TBD location.

The meeting was adjourned at 10:09 AM.

Respectfully submitted,
Dick Nova, Secretary