

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

August 27, 2022 – meeting held remotely

Board Attendees: Bob Rodhe, Mark Ryan, Bill Bley, Jim Ginn, Jason Williams
Other Attendees: Alan Sodell, Kris Borgias
Absent: Dick Nova

Bob called the meeting to order at 9:03 am.

Bill moved the approval of the July and special meetings minutes. Mark seconded. Minutes were approved.

Bill reviewed the Treasurers Report. We are over budget on water maintenance due to unexpected repairs. We are also over budget on road maintenance. Per Bill's follow-up email, "road grading was \$16k, dust abatement was \$9.4K for a total of \$25.4K."

Mark suggested that notice be sent via email regarding potential membership dues and water fee increases next year. In response Bob provided an update on his ongoing research efforts for funding future water system upgrades. He received a referral for a reserve fund specialist from the east side. This work should be completed before next year's operating budget is prepared. USDA has not been responsive to queries regarding a loan. Bob will check to see if any state money is available.

Bob suggested we move forward with replacing the water system conduit. We don't currently know estimated replacement cost. It could possibly be \$500K. A benefit of securing a loan is to spread the cost over 40 years to be paid by future beneficiaries of the upgraded system.

Alan reported the system is 50 years old. The conduit material is not as strong as material used today. Glue joints are failing. Cory Wilder from Evergreen Rural is looking for leaks in the system, focusing first on branch lines, e.g. Winding Road. Next focus should be leak detection in Green Meadow east. Acoustic listening methods are not effective on our PVC pipes. Chris said the cost of doing a thorough leak detection test using gas on Winding Road brand would be \$2K. Chris asked if it makes sense to replace the entire Winding Road branch line rather than continuing to focus on spot repairs.

Bob moved and Mark seconded that the board authorize up to \$5000 for Bob to pursue updating the engineering study.

Bill suggested that the Architecture Committee remind the new owner of a home on Virginian Ridge Road to seek committee approval for external changes. The house siding was recently painted black, and an oversized sign was installed.

Next Meeting is scheduled for Oct 1 at 9:00 am.

The meeting was adjourned 9:57 am.