

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

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May 23, 2024 – meeting held remotely

Meeting called to order at 8:05 AM by President, Bob Rohde, presiding.

Attending:

Directors: Bob Rohde, Jason Williams, Sally Eckert and Dick Nova

Water System Manager: Kris Borgias

Members: Dick Metler, McKenzie Johnson

Bob Rohde welcomed McKenzie Johnson and explained how the board meetings were run and the primary topics routinely covered. McKenzie, as well as Dick Metler previously, indicated that they are interested in joining the BOD. Bob asked McKenzie and Dick for a brief bio to include on the ballot for the Annual General Meeting (AGM) in June.

## **Secretary Report:**

1. Minutes of the regular April Board Meeting were approved as written. Sally will post the minutes to the website.
2. Minutes of the special April Board Meeting to determine road maintenance were reviewed. Dick Nova agreed to add rationale for the decisions made prior to approval and posting of the minutes.

## **Facilities & Water Manager Report:**

1. Kris, covering for Alan while he is on vacation, reported that he is coordinating road work and expects Jake Pennock to do grading next week. Loren from Cascade was planning to start dust abatement this Friday but will reschedule following grading.
2. Excavation and replacement work on the water system transmission and distribution lines is expected to recommence in June.
  - a. Test holes and material planning was conducted in April. Parts are to be ordered.
  - b. Kris is working on the plan for the buried signal line from the well house to the reservoir.
  - c. Kris is also updating the system digital work history file.
3. After talking to Dick Garing in Virginia Hills the backup generator was not run during the recent power outages.
4. Kris indicated that the flow control boards at the headgate of the irrigation ditch from Wolf Creek have minimal effect due to the gap between boards and the pressure of water. Kris or Alan should perform any board addition/removal. He will send a message to the appropriate GM members.
5. The backup generator propane tank in CM needs refilling. Since it is our tank OCEC will not come to fill it and it will need to be taken in.
6. Bob said that he will set up an on-site meeting with the two water system consulting engineers that had been previously contacted in order to review our system replacement plan.

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7. Alan's activity report for April:
  - a. Coliform testing
  - b. Chlorine testing
  - c. Source meter readings
  - d. Well depth measurements
  - e. Sanitary Survey & repairs
  - f. Irrigation ditch monitoring
  - g. BOD Website monitoring
  - h. Updated spreadsheets

### **Treasurer Report:**

1. While on vacation Jim had distributed end of April financials prior to the meeting indicating we are in good shape with over \$307K in checking/savings, including \$190K in capital improvement funds.
2. Bob said that he will talk to Jim about providing a financial summary for the AGM in June.

### **Presidents Report:**

1. Bob reported that he and Jason are working on replacement for Alan and Kris who have both indicated they will be stepping down from their positions.
  - a. Kris was asked to draft a job description for placement in the Methow Valley News.
  - b. Kris agreed to participate in job interviews.
  - c. Kris said that he had mentioned the position to a local Wolf Creek resident.
2. Bob asked about the status of any Firewise activity. Jason said that Mel Sorensen and Jan Erickson are following the county related efforts. He said that we need to recruit someone to become more involved.

### **Architectural Committee:**

1. Construction at 2 Goshawk Ln (VH-18) remains incomplete and neighbors have expressed concerns.
  - a. The Architectural Committee had met separately following the April board meeting and agreed upon a plan moving forward.
  - b. Jason talked to the VH-18 members and sent a message to the affected neighbors.
2. Construction at 46 Cottonwood Dr (CM-8) is also incomplete. Roofing material was reviewed previously and approved. However, the committee was not contacted about the siding material which has been applied. Committee members will follow-up.

### **Website Report:**

1. Sally reported that she had updated and reorganized the Bylaws/CC&Rs page of the website and asked the directors to review the changes.

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The Annual General Meeting (AGM) for the Association to be held remotely is scheduled for June 22, 2024 at 9:00 AM. A preliminary agenda will include:

- 2023 AGM minutes approval - Dick
- Facilities report - Alan & Kris
- Financial report with Jim's summary - Bob
- Architectural Committee report - Jason
- Website report - Sally

The next BOD meeting will follow immediately after the AGM on June 22, 2024.

The meeting was adjourned at 9:25 AM.

Respectfully submitted,  
Dick Nova, Secretary