

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

May 5, 2017 at the home of Bill & Dalene Bley, 21 Green Meadows Drive

Called to order at 2:53 PM by President, Paul Smith, presiding.

Attending:

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

Water System & Property Manager: Pete Soderquist

Water System & Property Manager in Training: Steve Krause

Secretary Report:

1. Minutes of the March Board Meeting were approved.
2. No meeting was held in April. An appropriate note will be posted on the website.

President's Report:

1. Member email messages were distributed regarding:
 - a. Water meter readings
 - b. Member directory
 - c. Annual general meeting
 - d. Board of Directors candidate volunteer
 - e. Road weed spraying
 - f. Green Meadows irrigation ditch
 - g. Sunflower Relay Race traffic
2. Board of Director terms are expiring for Paul, Dick and Mark. Paul and Dick have volunteered to run again. Mark will not be continuing at this time. Claus Gioli has volunteered to join the Board.
3. Paul has proposed to create a park along approximately 1100 feet on Wolf Creek. He is suggesting requesting "adopt-a-trail" volunteers for sections of the park. Additionally, there would be a clean-up effort around the old pump house.
4. Board discussion was conducted previously online regarding a member request to board a horse. The request was denied and a letter was sent. The question was raised of whether to revise the CC&Rs to remove "except by written approval of the Board of Directors" regarding livestock. It was decided to delay any change until there are further revisions to the CC&Rs to consider.

Treasurer Report:

1. First quarter ending financial reports have been completed and are in-line with budget projections.
 - a. Annual dues collections are down \$400 while water usage collections are up \$342.
 - b. Snowplowing was on target.
 - c. One \$4800 water connection was collected.
 - d. \$2900 remains for water system maintenance.
 - e. \$10,000 remains for capital improvements.

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2. Pete will request quotes for:
 - a. Upsizing the pressure tanks in the reservoir equipment room, which would reduce work load on the pumps, as well as provide some residual water in a power outage for homes in upper VH and GM.
 - b. Adding an alarm system to notify the Water System Manager in the case of an issue.

Water System & Property Manager Report:

1. Road grading was ongoing at the time of the meeting.
 - a. Superelevation of the road bed near the intersection of Green Meadows Drive and Left Fork Wolf Creek in order to reduce washboard and rutting was discussed and approved.
 - b. The addition of a spur road into well #3 was discussed and rejected. It is only an issue in the spring. Propane delivery for the backup generator will be scheduled for the fall.
2. Dust abatement quotes from the County and Palm Construction were reviewed. The County bid was accepted. Cascade Concrete will be contacted to coordinate water application prior to dust abatement application.
3. Water meter readings were conducted and completed.
 - a. Meter readings were done on 5/1/17 and the prior readings were on 10/17/16. Daily usage will be calculated based on 6 months so that higher summer usage will not be penalized.
 - b. It is noted that system leaks constituted approximately 1 gallon/minute over the past 6 months.
4. The subject of a future water system rebuild was raised and tabled for a subsequent meeting. Pete informed the board that the DOH will be conducting a funding seminar in July.
5. Pete and Steve's compensation during and subsequent to responsibility transition was discussed.
6. Steve has a target date of November 1st to be fully certified. His first class is scheduled. Six months on the job are required prior to certification.

Architectural Committee:

1. Segaar plans for a residence on CM-18 were reviewed and approved. Exterior colors are to be submitted for approval at a later date.
2. Asa plans for a garage on GM-8 were reviewed and approved.
3. Baeyen's began excavation for a garage on CM-32 prior to architectural review. The plans were subsequently reviewed and approved.
4. Bob requested that the revised Architectural Committee Checklist be added to the website. He also requested the addition of the backflow prevention information to the New Construction page.

Firewise Committee:

1. 15 address signs were requested.

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2. Our application for Firewise Community subsidy funds for a wood chipper was rejected.

Web Site:

3. No activity to report.

New Business:

1. The date for the annual general membership meeting was reviewed and changed to June 24th at 4PM. The meeting site is TBD.
2. The agenda for the annual meeting was discussed and will include:
 - a. Approval of 2016 meeting minutes - Copies of the minutes will be available at the meeting in addition to being emailed prior.
 - b. Nominations for Board of Directors
 - c. Water System & Property Manager report
 - d. Financial report – Copies will be available. Mention will be made of a 20-40 year loan possibility if system wide major water system improvements are undertaken.
 - e. Firewise Committee report

Good of the Order:

1. Some residents, as well as delivery vans, are continuing to speed on association roads. Safety, dust, and road wear are concerns. Paul will draft a letter to members citing the concerns and indicating that other measures will be taken if the speeding continues, including the addition of speed bumps.

The next meeting will be held at the home of Bob & Kelly Rohde, 28 Green Meadows Drive on June 7, 2017 at 10 AM.

The meeting was adjourned at 5:17 PM.

Respectfully submitted,
Dick Nova, Secretary