

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

July 31, 2017 at the home of Paul & Jacque Smith, 16 Left Fork Wolf Creek Road
Note: This was the rescheduled August 2017 Board of Directors meeting.

Called to order at 1:32 PM by President, Paul Smith, presiding.

Attending:

Directors: Paul Smith, Bob Rohde, Claus Giloi, and Dick Nova

Water System & Property Manager: Pete Soderquist

Water System & Property Manager in Training: Steve Krause

Secretary Report:

1. Minutes of the July Board Meeting were approved as written.
2. Minutes of the 2016 general meeting, approved by membership at the 2017 meeting in June, will be noted as such and posted to the web site.

President's Report:

1. A fire alert text was sent to membership distribution regarding the Diamond Creek fire. Paul sorted out the texting procedure, contacted and corrected undelivered messages.
2. Paul received more volunteers for the Wolf Creek Park Trail project and will coordinate efforts.
3. Some discussion followed regarding general attention to the posted fire risk level and the IFPL (Industrial Fire Precaution Level) requirements.

Treasurer Report:

1. No report this month.

Architectural Committee:

1. Peter Tarczy-Hornoch at 72 Cottonwood Drive (CM-2) requested approval for a solar panel on their property. The committee reviewed the request and asked for a proposal per the CC&Rs that is more harmonious with the neighborhood.
2. Fred Chapman & Eleonor Schneider at VH-11 began site work to install a driveway, lay utility lines, and create a future building site. The committee reviewed and approved necessary tree removal. Water system connection fee was received.
3. James & Wendy Oesterle at CM-31 are planning a fall foundation start and then building construction in the spring.
4. Due to complaints about ongoing construction projects Bob questioned the need for a review of the criteria for construction start and continuation. Considerations include ground breaking such as driveway vs building foundation installation, as well as house construction with garage addition later.

Firewise Committee:

1. No report.

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Web Site:

1. Claus met with Mark Ryan and received training regarding updates, changes, and management of the web site. Board minutes will be posted monthly and financials quarterly.
2. Paul indicated a review of the site is needed, including an update to the home page. Bob will review the new construction page.
3. Paul asked if there is a way to determine how often the site is viewed, which Claus will investigate.

Water System & Property Manager Report:

1. Palm Construction began digging on VH-11 prior to existing water and power locate completion and came close to the lines. Upon discovery Pete and Steve met with Jerry Palm.
2. A new association road, Goshawk Lane, is now the access to Grimstead, Chapman/Schneider, and Garing. Designation as a county road is required for more than two homes. The street sign is installed and Chapman/Schneider will acquire number signs for all residences.
3. Water system leak detection is now planned for the spring due to scheduling conflicts.
4. We are awaiting two quotes for previously noted reservoir room improvements.
5. Dead trees below L Fork Wolf Creek Rd require removal. Steve contacted the county and was told they do not have the time nor budget. Pete has tree falling contacts and will work with Steve.
6. Steve's accountability report for July:
 - a. Daily chlorine monitoring and testing
 - b. Coliform, lead and copper testing
 - c. Delivering samples to City Hall
 - d. Picking up sample kits from City Hall
 - e. Working Fred Chapman and Eleonor Schneider re: water connection and tree thinning (listening to Pete)
 - f. Working with Palm Construction re: water connection and meter placement
 - g. Talking with Mike Wilson and Deni Gray with the Office of Drinking Water
 - h. Delivering Lead and Copper results to Curtiss and Wimberger
 - i. Chapman emails
 - j. Installing the new Goshawk Lane street sign for Chapman
 - k. Mouse control and clean-up at the CW well-house
 - l. Met with contractor for reservoir improvements
7. Both Steve and Pete will be unavailable for a two week period in October. They will find someone to cover.

Good of the Order:

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1. Paul suggested the board consider at a future date the addition of solar panels for water system power supplement.

The next meeting will be held at the home of Bob & Kelly Rohde, 28 Green Meadows Drive on September 5, 2017 at 1:30 PM.

The meeting was adjourned at 2:42 PM.

Respectfully submitted,
Dick Nova, Secretary