

## **Monthly Letter from the Board of Directors September 2009**

The newly installed Wolf Creek Property Owners Association Board of Directors has ongoing duties to keep the Association's roads and water system operating smoothly and also has a longer-range objective to complete a plan ensuring the water supply system will have capacity and financing through buildout of all remaining lots. We aim to complete that plan by the end of our term this August 1<sup>st</sup> to hand off to the next board.

One aspect of that plan is to review the summer irrigation season data collected monthly this year by our Water Manager. For the first time, we will have data from metered lots for an entire year. These data can be used to (1) refine a longer-term water billing system to replace the temporary system in place this year (with the objective of matching income to cost of supplying water); (2) use the data to refine the Engineering Report sent to the Department of Health with the goal of allowing water connections to all remaining unconnected lots; and (3) determine the need for any infrastructure improvements (and if needed, the timetable and best system to capitalize those improvements without undue member assessments).

We're looking at making some repairs and cleaning the reservoir this fall season. Depending on how that is done, it may or may not cause a temporary interruption in water service. Pete Soderquist is collecting bids for the work and the Board expects to take that up at our next meeting. We will keep you posted on when this work will be done and let you know well in advance whether it will necessitate an interruption in water service. We have a "calling tree" set up to notify all members; if you think your number might be out of date, please contact any board member or e-mail in the best number to use.

As indicated last month, we expect that most members who irrigate to any degree will find themselves in the higher use category of billing this summer period, which is \$45/month. Most others will likely be in the moderate use category at \$35/month. Expect to see your water bills sometime in November after the October meter data are in and verified. The new Board actively solicits your thoughts on the more permanent rate system structure it expects to develop and implement this fall for subsequent billings. Thanks in no small part to Pete Soderquist's constant diligence the water system has been well up to the task of supplying water to meet the usage patterns of all our members this year. Have a wonderful fall season.

Sincerely,  
WCPOA Board of Directors