

**WOLF CREEK PROPERTY OWNERS ASSOCIATION
2008 ANNUAL MEETING
JUNE 21, 2008**

President Jan Erickson called the meeting to order @ 7:00 pm at the Okanogan County Electric Co-Op.

The minutes from the June 16, 2007 annual meeting were read-Dave Christensen made a motion to accept minutes as written, Jacque 2nd-motion passed.

Debra Hofmann gave the treasurers report-treasurers report was accepted and is attached to these minutes. Also attached is a 2 yr profit and loss statement. Open discussion followed.

Property/Water Managers Report...

Pete Soderquist gave a timeline of work since accepting the position in July 2007.

Things were pretty quiet through Sept. '07.

OCT...went on boil water "Red Alert" E Coli showed up in 1 water test.

NOV...leak found at CM#3. Water meter installed at CM#3 where a leak was located.

DEC...Chlorinator was installed.

JAN...new check valve installed on pump #2. 1 chlorination sample per month-normal

FEB...down to single sampling.

MARCH...water was tested for 6 pesticides. No detection. Lead & Copper test had approx 80 other items included in that test. Lead & Copper was detected but all were levels below the guidelines.

APRIL...multiple leaks in CM & GM. Water level in reservoir was low.

MAY...Pete took a Water Efficiency Class. CSIP did the thinning up in the Community Park on Park Place. Irrigation ditch was up and running. Leak located in front of CM#13, water meter installed when leak was repaired.

JUNE...new well drilled-80gpm. Should be connected within 2-4 weeks. Road work completed.

Open discussion followed. Ron Perrow asked what caused the water test to fail-it is unknown.

Pete stated that he suspected that there was still a leak somewhere and asked all owner to look in their standpipe, around their meter and in the area where the water line crosses the property.

Dick White suggested that home owners who still need there lots thinned should apply to the CSIP since there is still some money available.

Dave Christensen thanked Pete for a job well done. Pete has put in a countless hours and we would be at a loss without him. All agreed and Pete was given a round of applause.

Review of Ballots...

Board of Directors...there were 5 positions on the ballot this year and 6 members running. Those on the ballot were; Kris Borgias, Dave Christensen, Jan Erickson, Debra Hofmann, Heather Patrick and Dottie Wilson. All members on the ballot introduced themselves. All were instructed to vote for 5 members.

Jan thanked the members who were on the committee that reviewed the association documents and put together the ballots. Those on the Committee were Paul Smith, Joe Hall, Dottie Wilson, Heather Patrick, Eric Brooks, and Jacque Smith. Additional thanks went out to Jacque for all her countless hours she put in going over all the documents looking for inconsistencies between the documents and putting together the ballots.

Jan reviewed the ballot to change the following Articles of Incorporation...

1. Amendment to Article VII.
2. Amendment to Article IX
3. Amendment to Article XIV
4. Amendment to Article XV
5. Amendment to Article XVI
6. General Amendment Clean up

Ron Perrow wanted to address the 2nd section of Article XV. The A of I were written to exclude the Developer from maintenance because the Developer has developed the property by putting in the roads and water system. Chrystal Perrow also stated that there was a large amount of money that the WCPOA owed to Al Perrow for improvements that the WCPOA did not have money for. Bob Wilson wanted to know what was forgiven. Ron said there was a lack of capability to move the water to the reservoir so they installed the booster pump which is at the corner of Green Meadows & Sundance Lane. Many thought that that should have been at the expense of the Developer because the Developer can't sell the lots if there is no water. Ron agreed that the improvement should have been done by the Developer. Ron said that he had no problem paying any capitol expenditure but as the Developer it is written that he does not pay any maintenance fees. [Note: on approval of these meeting minutes, Ron Perrow objected to the statement "Ron said that he had no problem paying any capitol expenditure". He stated it should read, "Ron said that he had no problem paying capitol expenditures for the dedicated fill line". Several members did not agree, stating this was discussed in a previous year. The minutes were approved with Ron's objection noted.]

Pete Soderquist stated that there are members that own 2 lots and pay 2 maintenance fees and he felt that if you own a lot, you pay a fee for each lot owned.

Paul Smith said that the role of Developer should have expired; it's been over 30 years and since their lots have been taken off the market, they are really just speculators..

Kay Grimstead brought up that we had voted on this last year and it didn't pass then so why are we voting on it again. They were one of the first members and have paid for 30 years and are just building this year. She wanted to know why we were voting on this again and asked if it was because the Association needed funds? Debra Hofmann answered yes. With all the repairs, upgrades and improvements the Association needs to do, there is no "extra" money in the account.

Heather Patrick stated that we are trying to shape the documents to govern the Association from now and into the future. Kris Borgias felt that the Developer's status is no longer a Developer but a member of the Association.

Chrystal Perrow said that this is the 3rd time the Board has tried amend the documents to have the Developer pay fees and felt that the Board has treated the Perrow's unfairly. Several members voiced that this was not about the Perrow's that it was for the good of the Association. Chrystal read an email from Debra. Jim Enneking asked that the case about the treatment issue Chrystal was trying to make be tabled and discussed at a later time with the Board. Discussion was moved on to the next item.

Jan reviewed the changes to vote on in the following CC&R's
Refundable building deposit & extension of building timeframe.

Building criteria.

Speed limit.

Water hook-up fee.

Open discussion followed.

Jim Enneking said he thought that there needed to be a water hook-up fee. He questioned the amount of "10X the current annual fee". He thought that it could get pretty expensive by wording it that way. Paul Smith stated that everything will go up in the future so it is all relative to the cost. Jan Erickson stated that should the cost get out of hand that the aboard could revise the fee structure.

All agreed that WCPOA did have low water fees and some stated that they thought the annual water fee should be raised.

Dick White wanted to know where we stood on water meters. Pete thought that there were about 10-15 owners who still needed meters installed. Pete said he had 4 meters left that he purchased at a good price if anyone was interested.

Dick also wanted to remind people to conserve water whenever possible.

New Business...

Paul Smith said that there were weeds along the roads and asked people to be aware of them and make an effort to keep them under control. He also wanted to let members know that our CC&R's are outdated and incomplete and really need to be re-written or updated so it is a workable document into the coming years. It would be nice if there could be member input.

Water Restrictions...

The Board has asked members not to water lawns on the weekends. With the additional homeowners coming over on the weekend and the current water situation, this is a temporary solution to keep water in the reservoir. And as always, please conserve on water usage by watering smart, not in the heat of day or wind. Always try to water early in the morning or late evening and for a minimal amount of time.

Paul Smith gave thanks to 2 Board members, Ron Perrow & Carol Johnson who have served on the Board and are not running for another term.

There being no further business, the meeting adjourned at 9:00pm.

Respectfully submitted,

Carol K Johnson
WCPOA Secretary