

**WOLF CREEK PROPERTY OWNERS ASSOCIATION
2009 ANNUAL MEETING**

JULY 18, 2009

ATTENDING: All board members and the attached sign in list.

President Debra Hoffman called the meeting to order at 7:02 pm at the Church On The Rise on Twin Lakes Road. She presented the agenda and noted the times allotted to each topic. Members when recognized will be able to speak with time limited to 2 minutes per topic. Kris Borgias board member will keep time. A quorum was established from the number present and proxies.

Minutes recorded by the previous secretary, Carol Johnson, were read. Heather Patrick moved, Erik Brooks seconded to approve the 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.

Treasurer's Report

Heather presented the Profit/Loss and Balance statements for 2008 (attached) as well as the 2009 Profit/Loss and Balance statements for 2009 to date (attached). She also presented the proposed budget for 2009 (attached). The deficit incurred in 2008 was covered by money the WCPOA had in the bank. Questions were addressed and answered.

Property/Water Manager Report- Pete Soderquist

July and part of August and September, Pete took several Fire assignments. Debra filled in for him keeping water flowing to member's homes. He thanked Debra for substituting for him.

As of August 2008 well #3 came on line and helped to cure many of the problems previously experienced. Power outages still occurred. He attempted to renovate the old pump with no success.

Water meters are in place and monthly reports of total water used are sent to the State. Summer 2008 he did a fuels hazard reduction off Park Lane, on 4 1/2 acres. Members who burn wood are invited to glean wood from this area.

A code red was issued by the Department of Health last summer due to low water pressure. No coliform bacteria have been noted since fall of 2007. The two most recent samples were well below the standards to pass.

Pete noted that Erik Brooks and Doug and Kathy Curtiss called him about leaks they noticed.

October he did an isolation exercise. The entire WCPOA area was divided into 5 sections with water turned off in each section and leaks were noticed in several of the areas amounting to 45,000 gallons per day.

This spring, he, with the help of a leak detection service continued to look for leaks. The 30-year-old water system contains 4 miles of line with a hodge podge of valves and lines.

Source meters as well as service meters have been installed.

Jim Enneking asked if as lines and valves are discovered, are they being mapped or put on a grid? Pete is mapping the system and creating a master plan.

At the BOD direction, Pete will be present when a service line is installed.

Pete takes great care to read and write down the numbers when he reads the water meter.

He looks for any evidence of water passing through the meter at a non occupied home.

He will contact owners where he notices this.

The Consumer Confidence Report was filed and is available for all members to see. In 2007 WCPOA was moved to group A category by the Department of Health, with more regulations resulting.

Pete is continuing to do leak detection and will read water meters through out the summer.

Future plans: He plans to create a Small Water System Management Guide which will be helpful to apply for grants and low interest loans. In addition it will be available for Pete's designated back up when he's gone.

Water in the ditch is low this year and it needs dredging. Primarily Green Meadows owners use this.

Pete filed a "no spray" agreement on behalf of the WCPOA. This agreement is for the area around the WCPOA wells and well fields.

Noxious weed identification pamphlets were available from Pete and Paul Smith.

Every property should have back flow preventers. Pete estimates about 20 owners have these installed.

Andy Kindig board member introduced a discussion on a water rate structure.

When DOH red flagged the WCOPOA and issued a moratorium on new water connections the BOD authorized an engineer to investigate the water system leaks and compile a report to determine if full build out was possible. In response to the report four new connections were authorized.

For the next step, Pete continues to monitor meters and water use to determine what the summer numbers are. The water is free to the owner. The cost involved is in the delivery of the water.

Prior to January 2009 the water rate system was a flat rate, each owner paying the same amount. Some owners had issues with this as water use varies considerably.

The BOD set a three-tier structure based on the November meter numbers as a beginning attempt to make the rates equitable.

Monitoring the meters over the summer will give data for the engineering report of fall 2009. This will hopefully show that our water rights are appropriate and that the reservoir size is sufficient. The data will be used to determine water rates.

Rates structures to consider: flat fee; a lump of water for a fixed price and then rate per gallon; or to charge everyone for every gallon of water used. Members should contact BOD with their ideas.

WCPOA has two water rights, one for potable water and the other for surface irrigation. Andy pointed out that if the water rights are not fully utilized the Department of Ecology might reduce the number. We do not want our rights reduced, but encourage wise use.

Open discussion followed.

Debra presented the following for voting.

>Ratification of Amendments to the Declaration of Restrictions and Protective Covenants (CC&Rs) which requires an affirmative vote of a majority of the members or 60 % of a quorum of members, whichever is less to pass. Vote for or against.

Ron Perrow stated that the CCRs do not reference Rene Perrow's house. Jacque Smith stated that the title company would give the accurate legal description prior to filing, if the Amendments pass.

Debra recognized the committee that worked on the revisions, Jan Erickson, Jacque Smith, Joe Hall and Erik Brooks.

A new architectural committee helped revise that section.

>Amend Article XII of The Articles of Incorporation

If voting passes the Amendment every lot owner will pay annual dues and assessments.

A vote of 66 2/3% of the voting members is needed to pass. Vote for or against.

> Board of Directors

Four positions are up for election, three members have volunteered to run for election.

These persons will serve for two years.

Debra introduced nominees, Kathy Curtiss, Rob Wells, Andy Kindig.

Heather Patrick nominated Pat Karman who accepted.

The four candidates with the most votes will be elected to the board.

Kris Borgias, board member, thanked all retiring board members, Paul Smith, Jan Erickson and Debra Hoffman.

Keith Olmsted asked if road improvements were planned. Dave Christensen stated that for a minimum all roads should be graded every spring. Pete Soderquist addressed the road issue regarding snow plowing, sanding for ice and plowing for slush. Grading will disturb the dust abatement surface.

Jan Erickson moved, Dave Christensen seconded to adjourn. The motion passed, meeting adjourned at 8:50 pm.

Respectfully submitted by Dotti Wilson WCPOA secretary