

# **WOLF CREEK PROPERTY OWNERS ASSOCIATION 2010 ANNUAL MEETING**

**JUNE 19 2010**

ATTENDING: All board members and the attached membership list

President Andy Kindig called the meeting to order at 7:02 pm at the Winthrop Sport Rink. Pat Karman reviewed the sign in sheet and proxies and determined a quorum present.

## **MINUTES**

Minutes of the last annual meeting July 18, 2009 were read. A few corrections were noted. Kris moved Rob seconded to approve the minutes with the stated corrections. Motion passed.

## **TREASURER'S REPORT**

Heather presented the Profit/Loss and Balance statements for January 1-December 31, 2009 (attached). She also presented the Profit/Loss and Balance statements for January 1-June 12, 2010. Debra Hofmann moved Kathy Curtiss seconded to approve the statements. Motion passed. Heather stated the 2009 budget with yearend actual and the current 2010 budget was available on the web site. There were no questions on the budget.

## **WATER/PROPERTY MANAGER REPORT**

Pete Soderquist, water/property manager first answered questions from the attending membership regarding the substance used in the road dust abatement this year.

He highlighted his activities for the year as follows:

Repaired the fish screen on the ditch and cleaned it with help from John Price and several WCPOA members, collected information on water meters, worked on the chlorinator, submitted water samples for testing required by DOH, all of which were within allowable limits except for two positive total coli form detections which have not reoccurred since the chlorinator was repaired, arranged for and worked with the water leak detection company, repaired any leaks found, burned debris piles on GM33, supervised cleaning and inspection of the water reservoir, repaired a water pump, continues to work on the Small Water Systems Management Plan and the Back Flow Prevention plan, arranged for "no spray" areas with Okanogan County and erected road signs. Pete will continue twice yearly reading of residential water meters.

## **WATER SYSTEM**

### Newly Adopted Rate System:

Andy Kindig, President, gave an overview of the BOD work on setting a water rate structure, restating that 95% of the infrastructure costs for a group A water system (WCPOA has been designated as such by the Department of Health) are fixed, therefore a dependable income is needed. The current rate structure is meeting costs. Dick Nova, WCPOA member stated he felt the difference between what high and low water users pay (\$50) was not great enough. Some discussion followed, but no other members offered comments.

Future Reservoir Improvement Capitalization Plan:

Andy discussed future planning including increasing the capacity of the current reservoir or building a new one. Water connection fees paid by members are placed into a separate account for future use in upgrading the water system as explained in a Reservoir Capitalization Plan posted on the website.

Relationship of Leak Repairs on DOH Approved Connections:

Andy described how leakage detection/repair is key to securing authorization for more connections from the Department of Health.

Backflow Prevention Initiative:

Pat Karman, Board member, discussed the letter and questionnaire sent to the membership about Back Flow Prevention. The two options available for members to prevent back flow are

- 1) Complete BFP by isolating the property owner's water from the WCPOA system by installing a BFP at the water meter or the main water supply line to the residence.
- 2) Installing BFP at each individual fixture such as dishwasher, hot tub etc.

No questions were asked by the membership.

NEW BUSINESS

None

Andy thanked Heather Patrick, Kris Borgias and Dotti Wilson current BOD members whose terms expire with this meeting.

BOARD OF DIRECTORS VOTING

Andy discussed voting for new BOD members. Candidates for the three open positions are: Jim Enneking, Debra Hofmann, Keith Olmsted and Heather Patrick. Victor Glick and Libby Schreiner will count votes. The elected candidates' names will be posted on the web site.

Rob Wells moved to adjourn Andrew Nelson seconded, motion passed. Meeting adjourned at 8 pm.

Respectfully Submitted

Dotti Wilson secretary

Post Meeting addendum

The following were elected to the WCOA Board 2010-2012

Jim Enneking

Keith Olmsted

Heather Patrick