

# WOLF CREEK PROPERTY OWNERS ASSOCIATION 2011 ANNUAL MEETING

**JUNE 11 2011**

**ATTENDING:**

Pat Karman, WCPOA President  
Heather Patrick, Treasurer  
Kathy Curtiss, Secretary  
Debra Hofmann, Director  
Rob Wells, Director

**Members:**

Smith  
Erickson  
Thomas (2)  
Christiansen  
Micheletti  
Wilson (2)  
Baeyen (2)

President Pat Karman called the meeting to order at 7:00 pm at the Winthrop Sport Rink. Pat told the members present that locating and fixing leaks is a priority & determined a quorum was present via members in attendance and proxies.

MINUTES: Minutes of the last annual meeting June 19, 2010 were read. No corrections were submitted. Jan Erickson made a motion to accept the minutes, Bob Wilson seconded, motion passed.

TREASURER'S REPORT: Heather presented the Profit/Loss and Balance statements for January 1-December 31, 2010 (attached). She also presented the Profit/Loss and Balance statements for January 1-June 11, 2011. The Treasurer's report was accepted as presented. Heather stated the 2010 & 2011 Budget along with the monthly P & L is available on the web site. There were no questions on the budget.

**WATER/PROPERTY MANAGER REPORT**

Pete Soderquist, Water/Property manager was out of town and his report was given by Debra Hofmann. Debra informed the members that Back Flow Prevention surveys have been completed and site visits are currently being planned and scheduled. Expect a call from Pete if you haven't already been contacted.

Debra highlighted Property Manager and Water Manager activities for the year as follows:

- oversaw the installation of listening points to help detect leaks
- ran pressure tests and isolation tests to pin point leaks
- fixed switch on well # 2
- oversaw the snow plowing 14 times this season verses 6 times for 2009 season
- completed all training and testing to become a Certified Cross Connection Specialist
- worked with the County to arrange a No-Spray agreement on the land around well heads to keep the water supply healthy
- continues to work on the SWSMP (small water systems management plan, DOH required)
- preparing for the annual Sanitation survey this July
- pumps are now sequenced to alternate
- collected information on water meters
- worked on the chlorinator
- submitted monthly water samples for testing required by DOH all of which came back with good results
- repaired any leaks found

Pete will continue twice yearly reading of residential water meters.

Paul Smith asked if Pete's certification is for Annual Residential Back Flow testing. Debra said that Pete's certification is not for testing. Testing will need to be done by someone who is trained to do that.

Dave Christensen asked what is a Cross Control Certificate? Debra advised Dave to call Pete for the proper and accurate description of what that certificate entails.

Debra asked if there were any more questions on Pete's reports or activities.

#### WATER USE EFFECIENCY REPORT

Department of Health has requirements for all Class A Water Systems that by 2017 leakage needs to be down to 10% or less & all connections need to have meters. An annual report requested by DOH requires more water usage data and goals on how we can reduce our consumer water use. Debra presented the two goals the Board has determined WCPOA would submit.

1. Encourage WCPOA landowners to fix leaks on their property within 30 days of detection.
2. Maintain per connection consumption at current levels until full build out.

Debra asked if there were any additional ideas from members present. None were submitted and all agreed that these were appropriate goals. Debra encouraged all members to check their meters regularly and self patrol for leaks.

Rita Bayern asked about the use it or lose it water rights. It was explained that yes, it's confusing as Water Right experts advise we need to use our water but the DOH wants Class A systems to conserve. We are a small class A system with 49 users but are held to the same restrictions and requirements designed for municipalities and larger 1000+ water user systems.

Bob Wilson asked if the leaks are new leaks. Some are new and some are old. Bob asked about hearing leaks and how the listening points work. Heather explained the difficulty of hearing leaks and how the devices work. The ground is so porous that the water just goes down making it harder to find the leaks.

Rita asked if the leaks are due to old piping. Yes, there is old pipe in the ground and in some places where repairs have been made, there is new pipe.

Danielle Michletti asked what to do if you suspect a leak on your property. Debra explained where to look on your property, how to tell & to check the meter for excess consumption.

#### NEW BUSINESS

Pat thanked Andy Kindig, Rob Wells, & Kathy Curtiss current BOD members whose terms expire with this meeting. Debra thanked Pat whose term also expires with this meeting.

Pat discussed voting for new BOD members and asked if there were any additional nominations from the floor. Dave Christensen volunteered. Candidates for the four open positions are: Doug Curtiss, Jan Erickson & Dave Christensen. The elected candidates' names will be posted on the web site.

A motion was made, seconded and approved to adjourn the meeting at 7:50 P M.

#### Post Meeting Addendum:

The following were elected to the WCPOA Board 2011-2013: Doug Curtiss, Jan Erickson, Dave Christensen