

WOLF CREEK PROPERTY OWNERS ASSOCIATION BOARD

JANUARY 14 2010

ATTENDING

Andy Kindig President
Kris Borgias Vice President
Heather Patrick Treasurer
Dotti Wilson Secretary
Kathy Curtiss Board Member
Pat Karman Board Member
Rob Wells Board Member

The meeting was called to order by the president at 7:01 pm at the Co-Op.

The minutes of the December 10 2009 board meeting were read. Pat moved Kathy seconded to approve the minutes. Motion passed.

WATER/PROPERTY MANAGER

Pete Soderquist Water/Property Manager had previous sent his monthly report.

Highlights of the report:

- Shared a letter from the EPA regarding Groundwater Rule for board information
- Is checking with other sources for improving WCPOA road signage

Discussion concerned the new contract from the Department of Fish and Wildlife for 2010 pre-irrigation season fish screen maintenance and fish by-pass operation procedure Rob moved Pat seconded to sign the contract for the lowest level. Motion passed.

Pete was directed to insulate WCPOA water meters as he sees the need.

The board authorized Pete to contact the leak detection company and noted the \$2500 allocated for this in the budget.

TREASURER REPORT

The treasurer distributed the Profit/Loss and balance sheets for Jan 1, 2010 to Jan 14, 2010 (attached). She also distributed a “through the end of the year (2009) report”(attached).

Annual maintenance bills will be sent next week, via email and postal mail for property owners without email addresses.

Kathy moved Dotti seconded to accept the Treasurer’s report. Motion passed.

OLD BUSINESS

The board has received a letter from DOH responding to the request to approve more water connections. Andy discussed the various aspects of the DOH response. Pete will

read meters again in the spring and is working with Evergreen Rural for their advice and possible engineering of the remaining problems.

Discussion dealt with a variety of water rate structures. After lengthy discussion, motions, and amendments Heather moved Kathy seconded the following

A \$30/month base rate for water charged bi-annually in May (\$180 for the period November through April) and November (\$180 for the period May through October) with a user cap of 1200 average annual gpd. A fee to be determined by the Board would be added if a 1200 gallons per day annual average was exceeded. Discussion resulted in: Dotti amending the motion to keep the monthly rate of \$30 but to cap usage at a 750 gpd annual average. Rob seconded.

Kris made a motion to amend the amendment to cap usage at 500 gpd Pat seconded.

Andy called for the vote on the second amendment. Pat Kris, Rob and Dotti voted yea Kathy and Heather nay. The motion to amend the amendment passed.

A vote was called for the revised amendment to change the cap usage of the motion from an annual average of 1200 to 500 gpd. Pat, Kris, Rob and Dotti voted yea, Heather and Kathy nay. The motion amendment passed.

Finally a vote was called for the amended motion of \$180/6 month period and a fee to be set by the board for annual average use over 500 gpd. Kathy, Heather, Dotti, Rob yea, Pat and Kris nay. The amended motion passed.

Heather moved that a \$50 flat fee be assessed for use over 500 gpd annual average Kathy seconded. Heather, Kathy, Dotti yea Rob and Pat nay motion passed.

Note: Kris left the meeting before this vote.

Heather moved the overage fees go a water capitol improvements fund Kathy seconded motion passed.

Pat Karman and Doug Curtiss have volunteered to research and re-evaluate back flow prevention. A report from this committee is requested for April.

Dotti will chair a nominating committee to seek candidate for the three positions expiring this year.

Kathy moved Heather seconded to adjourn the meeting. Motion passed.

Meeting adjourned at 9:15 pm.

Next meeting February 11 2010.

Respectfully submitted by

Dotti Wilson secretary