

# WOLF CREEK PROPERTY OWNERS ASSOCIATION BOARD

**July 9, 2010**

## ATTENDING:

Andy Kindig     President  
Heather Patrick   Treasurer  
Pat Karman       Board Member  
Rob Wells        Board Member  
Kathy Curtiss    Board Member  
Jim Enneking     Board Member  
Pete Soderquist  Property/Water Manager

Absent: Keith Olmsted   Board Member

The meeting was called to order by the president Andy Kindig at 7:01 p.m.

Andy asked if all had read the minutes from the June 10, 2010 meeting. A motion was made and approved to accept the minutes.

## ELECTION OF OFFICERS

- A motion was made and approved to accept Pat Karman as President, Andy Kindig as Vice President, Heather Patrick as Treasurer and Kathy Curtiss as Secretary.
- Transfer of duties/responsibilities discussed. Andy Kindig, Vice President, to remain as secondary signer on Association checking account.
- Motion made and approved for Board Meetings to be Held at the Co-op on the second Thursday of each month at 7 P.M.

## OLD BUSINESS

- Potential Future Reservoir discussed on Wimberger property. Rob volunteered to contact county officials concerning the possibility of converting the common use road easement for placement of a reservoir .
- Cross-Connection Survey has been returned by 13 of the 49 members. The survey is due back July 31. Pat will call homeowners who have not returned their surveys. Kathy will scan and email Pat the Cross-Connection surveys as they come in. Pat to review and prepare report for the next board meeting.

## TREASURER'S REPORT

- A motion was made and approved to accept the Profit/Loss statement and Balance sheets for year to date. (Attached)

## WATER/PROPERTY MANAGER REPORT

- Pete supplied all board members an updated working map of WCPOA properties.
- Pete showed a piece of the main water pipe in Cottonwood. It is 2" and 4" will be needed in the future. There are other locations within the association where 2" pipe exists and will need to be replaced with 4" pipe.
- 10 Listening Points, 2 gate valves and 2 Fire Hydrants were installed. (underground Hydrant requiring a key) Areas that were disturbed while installing the listening points have been reseeded.
- Pete identified a small leak in the booster pump house and will be fixed soon.
- Pete requested \$1900.00 for 2 new gate valves that will isolate CM and other parts of the system. Due to a tight budget and the need to be able to fund potential leak repair, without a special assessment, the board declined the request.

## WATER/PROPERTY MANAGER REPORT (con't)

- The Board agreed with Pete's recommendation to bring back Evergreen Rural to listen for leaks. If not effective, then USA will come back and listen at 13 critical points.

## NEW BUSINESS

Pete Introduced Mel Hartwig who in 2005 was part of a team hired by WCPOA to build a model that would get our system to full build out.

Mel Hartwig offered to help explain all electronic files, spreadsheets and paper copies of his past work on our system that may have gotten "lost" between boards. He will create a build out plan with priorities in sequence and make himself available to Pete for questions and ideas. Mel offered his services free of charge to WCPOA.

A motion was made and approved to adjourn the meeting at 8:50.  
Next meeting August 12, 2010.

Respectfully submitted by Kathy Curtiss, Secretary