

MINUTES WOLF CREEK PROPERTY OWNERS BOARD

JANUARY 8, 2009

ATTENDING

Debra Hofmann, president
Paul Smith, vice president
Heather Patrick, treasurer
Dotti Wilson, secretary

Pete Soderquist, property manager

Excused

Jan Erickson, board member
Kris Borgias, board member
Andy Kindig, board member

The meeting was called to order at 7:03 pm at the Co-op.

Minutes of the December 11, 2008 meeting were read and the following corrections made:

- 1) Pete has again scheduled (Evergreen Electric), Should read "Evergreen Rural of Washington" to do leak detection.
- 2) Heather will pursue refund on failed chlorinator switch since still under warranty not "will check into federal money..."
- 3) "Mike Pendergrass" is changed to Pendergraft.
- 4) The backflow preventer class that Pete Soderquist wants to take is for continuing education credits to maintain Certified Water Manager designation.
- 5) Pete has conducted the biannual lead/copper sample test.

Heather moved. Paul seconded to approve minutes as corrected. Motion passed

OLD BUSINESS

Larry Cordes submitted the 2nd draft of the engineer's report to WCPOA. It was reviewed by Debra, Pete, Andy and Heather. Changes were requested and submitted to Larry. Larry's deadline was to mail final draft to Tom Justus of DOH today with a copy to be sent to Debra.

Debra wrote a letter to Howards and Pete addressed leaks with Glick/Schreiner and Postma regarding water leaks on their property. They are responsible for repairs.

Evergreen Rural of Washington, the leak detection people again did not come, as planned, it was too cold. They will reschedule.

Pete has contacted Jerry Palm who indicates he is interested in buying the excess PVC pipe the WCPOA owns. Pete will act as agent to negotiate a purchase price, perhaps 50% of purchase value.

Paul has drafted a letter to be sent to the Annexed lot owners. Kris will help him facilitate a meeting with these residents. They pay no WCPOA fees but are under the CC&Rs and are allowed to vote. The Board's choice is for these properties to be disassociated from WCPOA and plan to include this change in the current project of revising the WCPOA governing documents.

At Jan's request, on behalf of the By-laws and CC&R Revision Committee, Heather and the Architectural Committee will review and revise as necessary, the architectural guidelines. Heather, via posting on the website, has requested owners input.

Merle Kirkley, a member of the architectural committee is delinquent in paying WCPOA fees. He has not responded to notifications previously sent, to resolve this situation. The CC&Rs state that assessments must be paid for a member to vote. Since the architectural committee does vote on plans (must be unanimous), he is in violation of the CC&Rs.

Dotti moved, Heather seconded, motion passed, to send a letter to Merle Kirkley removing him from the committee. The board will look for a replacement.

The discussion of restructuring water fees was tabled until the next meeting when all board members can participate.

Paul questioned the frequency of the roads being plowed. Pete assured he is monitoring the number of plowings and the number billed for and they correlate.

TREASURER REPORT

No report. Heather experienced a computer glitch and will email the report tomorrow.

Debra has outstanding bills that she gave to Heather.

Liens have been placed on the properties that are delinquent in paying fees and special assessments.

After discussion with Pete, Paul moved, Heather seconded to not pay the renewal fee to the American Water Works. Motion passed.

Dotti moved Paul seconded to renew the fish screen maintenance agreement. Motion passed.

Bills to WCPOA members for maintenance fees will be mailed by the end of January with a note stating the board will be reassessing water fees.

PROPERTY MANGER REPORT

In December Pete reviewed the engineer's report and completed overseeing the installation of property owner's water meters.

The broken electronic chlorinator flow switch has been changed to a mechanical one and is working well, using less chlorine.

Lead/copper sample levels were up a little, but still well below the state acceptable limits. The water facility inventory has been updated.

Pete is pursuing funding sources, to help with anticipated expenses for the water system.

Pete will continue to try and reschedule Evergreen Rural of Washington, but they are not solely a leak detection agency. There are firms that focus on leak detection. Preliminary estimates for cost would be several thousand dollars. Repairing leaks would help reduce the power bill.

Pete will write bullets regarding water updates for the web site.

Jan had submitted questions regarding her committee's work on By Laws revision.

- 1) Clarify the legal property description of the Association. WCPOA board agreed this should be in the By Laws
- 2) The WCPOA Board agreed there should be (1) vote and (1) fee assessment per tax parcel with no grandfathering.
- 3) Who may call for special meetings is stated in the June 2006 revised By Laws.
- 4) WCPOA Board suggests a statement about the hiring of employees, such as property manager, by the board.

When the committee has completed their work, the draft will be given to the Board to review.

Debra directed board members to read all the information we have been given regarding setting water fees for the next meeting.

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

Meeting adjourned 9:37 pm.