

## **WOLF CREEK PROPERTY OWNERS ASSOCIATION BOARD**

**FEBRUARY 11, 2010**

### **ATTENDING**

Andy Kindig President  
Kris Borgias Vice President excused  
Heather Patrick Treasurer  
Dotti Wilson Secretary  
Kathy Curtiss Board member  
Pat Karman Board member via speaker phone  
Rob Wells Board member

The Meeting was called to order by the president at the Co-Op at 7 pm.

Minutes of the January 14, 2010 meeting were read. Heather moved Rob seconded to approve the minutes. Motion passed.

### **OLD BUSINESS**

Andy continues to work with DOH to allow more water connections. A meeting is scheduled with Evergreen Rural on Tues Feb 23- 11am at Andy's home. ER won't be helpful in engineering more data, but it is felt their intervention might be useful with DOH.

Dotti will begin seeking nominations for the three board positions after Feb. 15.

Heather asked for direction in handling the water capitol improvements fund. Heather moved to set up a separate fund either a savings account or CD for the money in the water capitol improvements fund Dotti seconded. Motion passed.

### **PROPERTY/MANAGER REPORT HIGHLIGHTS**

- >Coordinated and inspected snow plowing (plowed 5 times)
- >Ordered 4 replacement water meters and parts
- >Updated WCPOA improvements map electronically
- >Sent water sample for coliform testing (negative)
- >Worked on Evergreen Rural communication about support with DOH
- >Sent application to Okanogan County for road signage
- >Reviewed groundwater rule
- >Will be continuing training for certification as water manager.

### **TREASURER'S REPORT**

Heather had previously emailed the Profit/Loss and Balance Sheet for year to date, (attached). Kathy moved Rob seconded to approve the January financials. Kathy, Rob, Heather, Dotti voted yea, Pat abstained as she could not download the documents. Motion passed.

## NEW BUSINESS

Andy previously emailed to the board, information about applying for grant money to improve water systems, deadline March 1. No board member indicated interest, so will not pursue this.

A spreadsheet had been prepared by Andy that showed Water system improvements and Capitalization Planning. Discussion began on what information is needed, what estimates to use as inputs, system improvements and triggers and finally the development of a financial plan.

Several suggestions for increasing water reservoir capacity were discussed.

Several board members will be unable to attend the March meeting. It was decided to cancel the March meeting. There are also conflicts with the April meeting date. Board members are to select dates that work for them from April 5, 6, 8 (regular meeting time) or 15.

Heather moved to adjourn the regular meeting session and move to executive session Rob seconded. Motion passed. Meeting adjourned to executive session to discuss the possible liability of an owner to the Association. at 8:18 pm.

Next meeting April 2010.

Respectfully submitted by

Dotti Wilson secretary