

MINUTES WOLF CREEK PROPERTY OWNERS BOARD

FEBRUARY 12, 2009

ATTENDING

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

Board Members

Jan Erickson
Kris Borgias
Andy Kindig

The meeting was called to order at 6:10 pm at the CO-OP

Minutes were read and approved with corrections. Andy moved Paul seconded that the minutes state motions made and the vote as well as any action to be taken by a WCPOA Board member. Motion passed.

OLD BUSINESS

Heather moved Jan seconded for the WCPOA Board to appoint Rob Wells to the Architectural Committee. Motion passed.

Paul wrote a letter to the owners of the short plat properties regarding the history of their inclusion in the WCPOA and the current status (copy of letter included in notebook). To the question, "Would you vote to disassociate from the WCPOA" 4 responded "yes" and 5 gave no response. The letter indicated "no response" would be interpreted as a "yes" to the question. Heather moved Andy seconded to delete the short plat properties from the WCPOA. Motion passed. Paul was directed to send a notification letter to the short plat owners regarding the dissociation.

Heather, as treasurer, sent a letter (included in notebook) to Ron Perrow regarding his message stating that WCPOA statements were sent to the incorrect address. This has been corrected in the bookkeeping database.

Heather, as treasurer, sent an email note (included in notebook) to Sidney Postma regarding the leak in his water system. Because he is fixing it, he will not be penalized. Heather, as web mistress, sent an email response (included in notebook) to Carol Johnson regarding her question about minutes missing from the web site.

TREASURER REPORT

Report is attached. Summary shows,

Year to Date 2009	Income	\$14,075.00
	Expenses	\$ 8,729.00
	Net Income	5,346.00

Jan moved Andy seconded to accept treasurer's report. Motion passed

Larry Cordes, the engineer hired to inspect the water system and prepare the report to the DOH, has requested a budget amendment of \$4,500, to cover overage costs of initial proposal. Andy will draft a letter to Larry to inquire why no prior authorization was requested before the bill was received and to request additional explanation for the over-budget amount. Andy will send the letter to Debra, who will forward it to Larry.

Heather has submitted the required document to the Methow Forestry Cost Share (Dick White) for the thinning project.

The engineer's report has been submitted to Tom Justus DOH. He is contacting Larry Cordes with some questions.

Ron Perrow has requested a copy of the report from Tom and Larry. DOH is required by law to give the report to anyone who requests, under public disclosure law. Heather moved Paul seconded to put report as submitted to DOH on web site for public disclosure. Debra will notify Tom and Larry of web site posting of the report.

Pete had previously submitted his monthly report. Pete asked for direction from the board regarding contacting leak detection agencies. Andy moved Heather seconded to authorize Pete, who will check references, to hire USA and if unsuccessful with USA, to hire American. Motion passed.

Andy moved Heather seconded to direct Pete to contact DOH monthly, until they respond, regarding WPOCA request to reduce copper/lead monitoring frequency as allowed by regulations given recent results. Motion passed.

Heather will put bullets from Pete's monthly report on the web site.

Jan responded to an email from Nova regarding his questions about low water pressure. Pete will check this after water leaks are repaired and then assess the situation.

Maintenance fees have been billed. Discussion concerned a property owner not wishing to pay fees for 2 lots. Billing procedure for some properties has been inconsistent with the By Laws, which state each tax parcel will be billed for maintenance fees and these have now been identified and corrected. Kris will draft a letter to John Price, explaining the now consistent billing. Kris will give the letter to Debra for review.

Lengthy Discussion concerned water fee structure. A per gallon of water used rate was tabled until more data are available from meter readings.

Each property owner should read their meter to ensure they are alerted if they have leaks and if so, arrange repairs. Numerous water-billing concepts were discussed, all, in an attempt to be fair to all owners and to meet water delivery maintenance expenses. Currently \$20/mo is the fee. The Board favors keeping a "hook up fee" to be paid by for all new connections. The rate is 10 times the water fee rate at the time of "hook up".

Paul moved, Kris seconded to base water system on a single flat rate that meets the need of a family of 3 full time residents plus a very small usage fee per gallon based on 6 months usage. Paul and Kris voted yeah, Jan, Andy, Heather and Dotti voted nay. Motion failed.

Andy moved Jan seconded to adopt a system of 3 fixed tiers for water fees. Andy, Heather, Jan and Dotti voted yeah, Kris and Paul nay. Motion passed.

Andy moved Jan seconded to designate the 3 tiers by average daily gallons during each 6-month billing period based on bi-annual meter readings:

Tier 1 up to 25 gallons a day

Tier 2 over 25 and up to 150 gallons a day

Tier 3 over 150 gallons a day

Andy, Jan, Kris, Heather and Dotti voted yeah, Paul voted nay. Motion passed.

Andy moved Heather seconded to bill as follows for the first 6 months billing in 2009.

Tier 1 \$25/mo

Tier 2 \$35/mo

Tier 3 \$45/mo

Andy, Jan, Heather, Kris and Dotti voted yeah, Paul voted nay. Motion passed.

Heather moved Jan seconded that costs in excess of normal operating costs will be met with special assessments. Heather rescinded the motion. Heather then moved Jan seconded that costs in excess of normal operating costs will be met with special assessments or increased maintenance fees. Jan, Heather, Dotti, Kris and Andy voted yeah, Paul nay.

Discussion concerned property owner's water leaks, as this is an anticipated ongoing problem. Owners are again encouraged to check their meters. Debra will write a letter to the 3 owners with previous leaks regarding pro rating their fees to remove the influence of the leaks on their first 6-month billings. This policy will not be extended to future leaks on any owner's Property. Heather and Debra will compose a letter to go with the invoice for water fees that explains WCPOA Board reasoning regarding water billing.

For the next general meeting the goal is to review the recommended changes to the By laws. The WCPOA Board's vote to dissolve the short plat properties from the WCPOA needs to be ratified by the general membership.

Jan as chair of the By Law/CC&R committee will have changes for the Board to review. The sequence for voting on these items will be discussed at the next meeting.

Andy moved Jan seconded to adjourn. Motion passed. Meeting adjourned at 9:40 pm.

Respectfully submitted by Dotti Wilson Secretary