

WOLF CREEK PROPERTY OWNERS ASSOCIATION BOARD

MARCH 12, 2009

ATTENDING

Debra Hoffmann, president
Heather Patrick, treasurer
Dotti Wilson, secretary
Kris Borgias, board member
Andy Kindig board member, via speakerphone

Absent

Paul Smith, vice president
Jan Erickson, board member

The meeting was called to order at 7:05 by the president, at the Co-op.

Prior to the meeting the following occurred via email and was approved at the meeting.

Heather moved that WCPOA pursue funding to repair and upgrade the aging WCPOA water system via a loan through the DOH program on Economic Recovery funding for water systems with the Application packet due Feb 27, 2009. Andy seconded.

Kris, Jan, Dotti, Heather, Andy voted yeah. Paul's abstained from the vote via e-mail. Due to the very short deadline, Heather, who had volunteered to work on the application, did not proceed with the work

Minutes of the last meeting, Feb 12, 2009 were read. Corrections made. Kris moved Andy seconded to approve minutes as corrected. Motion passed.

OLD BUSINESS

Debra received a letter from Larry Cordes, the engineer, inquiring about the statement for payment over the amount budgeted. He stated that the second round of corrections that were done, were at WCPOA request, not clarification of the first round. Debra agreed to split the cost of the overage, paying \$2,250, our share. Larry agreed to send a new bill showing what we had paid and what we owe.

The engineer's report has been approved by DOH. No guidelines or comments were included in the letter. The cost for approving the report is \$348. Debra will write a letter to Tom Justus asking if the moratorium is lifted.

Pete has drafted a letter to the State regarding Facilities Water Inventory which supports adding 4 connections for WCPOA, the same number approved in the engineer's report. WFI can be re filed asking for more connections.

Pete has checked references for the leak detection agencies and has hired USA. They want to start March 31. If there is too much snow on the ground, they will reschedule.

Pete has requested a waiver on the water test (not lead/copper) to reduce the frequency of testing. They will charge a fee to change the frequency of testing. He is still pursuing the testing of lead/copper.

Kris drafted the letter to John Price, which Debra reviewed. John responded that he plans to build. Jan sent a letter reminding him of the moratorium. He stated that he intends to pay the \$350 on the second lot, no check received as of today.

Three property owners want to hook up to water this coming year.

Debra will write a letter to the owners with water leaks explaining that their gallons per day use will be averaged over 6 months.

Rather than draft a letter to owners regarding the three-tier system for water use approved at the last meeting, the "system" can be posted on the web site.

Paul sent the letter to the short plat owners, see attached. The change in the CC&Rs that the removal of these properties from the WCPOA necessitates will be voted on by the membership at the next general meeting.

Treasurer's Report

Year to Date 2009 \$20,675 received maintenance fees 51/2 members have not paid
 \$11,389 expenses
 \$ 7,000 currently in checking

All bills are in for water meter installation projects most came in under budget.

Kris moved Andy seconded to approve the treasurer's report. Motion passed.

The Architectural Committee has reviewed and approved the Borgias/Hubrig building plans. A copy of the review is included in this notebook.

The committee reviewed their guidelines as stated in the current CC&Rs and submitted input on changes. The committee has received comments from WCPOA members, which were sent to the revision committee.

Jan had sent board members copies of the By-Law revision committee's changes. In general the board agreed to the format the committee has used. The board on a line-by-line basis reviewed the revisions drafted by the committee. Suggestions for further changes will be given to the committee for consideration.

Debra asked board members to review the CC&Rs for the next meeting. Heather asked members to comment on the architectural section.

Heather moved to adjourn regular meeting of the board to be followed by an executive session of the board to discuss the potential liability of a member. Dotti seconded. Motion passed meeting adjourned at 9:35 pm.

Respectfully submitted by Dotti Wilson secretary