

April: Wolf Creek Property Owners Association Board Meeting  
April 9, 2009

Attending:

Debra Hoffmann, President

Paul Smith, Vice President

Heather Patrick, Treasurer

Jan Erickson, Board Member

Andy Kindig, Board Member

Kris Borgias, Board Member

Absent: Dotti Wilson, Secretary

President Debra Hofmann called the meeting to order at 7:10 at the Electric Co-Op.

The minutes were read.

It was moved by Heather and seconded by Andy to approve minutes as corrected. Motion passes.

OLD BUSINESS

John Price e-mailed and stated he has a deed restriction from building on his second lot. A letter previously sent requested a copy of any deed restrictions if one existed. No copy has been received. Jan will write another letter asking for a copy of this restriction to put in WCPOA files for the record.

Three property owners have asked for a water hook-up. While water connections are limited by the Department of Health, the board will take interim measures for establishing a list for connections. This is expected to last a year while leaks are fixed and a full year of water meter data is collected.

A formal request for water hook up is as follows:

1. Notify Water Systems Manager
2. Name is put on list and Water Systems Manager will verify availability of connections
3. Water hook up will be granted in order of request
4. Hook-up fee must be submitted to the WCPOA within two weeks after owner is notified a connection is available.
5. Hook up must be completed within 90 days. If water is not hooked-up within those 90 days, property owner's name goes to the bottom of the list, association retains water fee. If the property owner does not want to remain on the list, the water fee is returned to owner.

Heather made the motion, Paul seconded. Discussion followed, all voted yes, motion passes.

Kris will write a letter to those three owners requesting a hook-up explaining the criteria now accepted by the board. Heather will put the information on the web.

Heather made a motion to use the first water rate of \$300/year when calculating the hook up fee. Kris seconded. All voted yes, motion passed.

Change in the by-laws presented this evening:

4.3 The word "assessed" needs to be added to quantify the number of votes for owners with multiple tax parcels who pay one maintenance assessment.

9.2 Budget. Within thirty (30) days after adoption by the Board of Directors of any proposed regular or special budget of the Association, the Board shall set a date for a meeting of the Members to consider ratification of the budget, which meeting shall be held not less than fourteen (14) or more than sixty (60) days after mailing of a summary. Unless at that meeting the Members holding a majority of the votes in the Association reject the budget, in person or by proxy, the budget shall be ratified, whether or not a quorum is present. In the event the proposed budget is rejected or the required notice is not given, the periodic budget last ratified by the Members shall be continued until such time as the Members ratify a subsequent budget proposed by the Board of Directors as herein set forth.

12.1: Indemnification and 12.2, Exculpation needs to include the "employee" throughout the paragraphs. Kris moved to accept the by-laws as changed, Andy seconded, all voted yes. Motion passes.

## NEW BUSINESS

The Annual meeting has been set for Saturday, July 18th in the upstairs room of the Winthrop Barn at 6:30 p.m. Jan made the motion, Paul seconded it, and motion passed. Jan will call to confirm the date.

Items to be covered at the annual meeting are:

- Election of Board
- Proposed changes to the Articles of Incorporation and ballot
- Ratification of the CC&Rs and ballot
- Acceptance of budget
- History and forecast of budget

Heather will put on the web that the board has 4 positions to fill.

The re-write of the CC&Rs was discussed with input from the board to incorporate changes and order of how the document reads. The CC&R committee will have a workable document to the board at the next board meeting.

The treasurers report (enclosed) was read and Andy make a motion to accept the report, Kris seconded, all voted yes, and motion passed.

The property manager will work with instructor of Washington Contract Firefighters Association to remove dead trees in the Community Park as part of a class offered by the Firefighters.

Water meters will be read starting May 1.

Heather made a motion and Kris second to adjourn regular meeting and go into executive session to discuss the possible liability of a member to the association.

Respectably submitted

4/18/2009

Jan Erickson