

WOLF CREEK PROPERTY OWNERS ASSOCIATION BOARD

APRIL 15, 2010

ATTENDING

Heather Patrick Treasurer
Dotti Wilson Secretary
Kathy Curtiss Board Member
Pat Karman Board Member
Rob Wells Board Member

Excused
Andy Kindig President
Kris Borgias Vice President

Keith Olmstead Association member

The Meeting was called to order by Heather Patrick due to the absence of both the President and Vice President at 7 pm at the Co-Op. Heather stated the policy WCPOA members are welcome to attend but not permitted to speak unless they have requested to be on the agenda.

Minutes of the Feb 11, 2010 meeting were read. Several corrections were noted. Pat moved to accept the minutes as corrected Kathy seconded motion passed. Due to the presence of an Association member, the minutes from the Executive session were not read aloud, but reviewed by the board. Several corrections were noted. The Executive minutes were approved with corrections.

OLD BUSINESS

DOH requests more data from the well- head source meters before allowing additional connections. It is hoped the meter readings from May 1 will provide the requested information. Two connections are currently available, but no property owners have submitted requests.

The WCPOA water system capitalization (very) rough estimate completed by Andy with clarifications by Heather was presented (attached). A financial assessment of the water system is required by the state. This may include addition of a new reservoir. The board stresses “ BEFORE CONSTRUCTING A NEW RESERVOIR WE WILL DO EVERYTHING WE CAN TO IMPROVE THE EFFICENCY OF THE CURRENT WATER SYSTEM”.

WATER/PROPERTY MANAGER REPORT FROM PETE SODERQUIST (emailed prior)

Worked on Small Water Systems Management Plan
Signed “No Spray” agreement with Okanogan County
Road Signs on Park Lane and Aspen Lane
Routine Rounds
Meetings with BOD President and ERWOW re: DOH and SWSMP
Communicated with DOH re ground water rule
Water quality monitoring report
Contacted several contractors re road maintenance

Kris Borgias had previously made suggestions about driving on dirt roads to help prevent potholes. These suggestions will be made available to the membership.

Board reviewed three proposals for road maintenance. Kathy moved to accept Lloyd Logging's estimate, Pat indicated she would like to see a firm bid and a complete written statement of work. Kathy amended the motion to accept Lloyd Logging's estimate but ask for a firm bid and specifically state the work to be done. Heather seconded motion passed.

TREASURER'S REPORT

Heather presented the Profit/Loss and Balance sheets for year to date (attached).

Heather moved Rob seconded to accept report motion passed.

Heather moved Pat seconded to write off WCPOA expenses concerning Ron Perrow's disconnecting from the water system.

Heather presented a detailed report concerning various actions such as properties in the WCPOA for sale, WCPOA vote for the Okanogan County Electric Co-op, changes made in legal ownership of former Perrow Family Trusts properties that hold WCPOA well and reservoir, taxes have been filed, lien on Kirkley property has been released, and provided a YTD Budget update with actuals, etc.

Heather has contacted the two local banks regarding money markets or CD in which to place water connection fees for the Water Capital Improvements Fund. The board directed Heather to decide on the process. She stressed when board officers change, new signature cards must be done.

NEW BUSINESS

Pat presented a detailed report that she and Doug Curtiss completed regarding back flow prevention (attached). The report recommended clarification of WCPOA access to properties for inspection of hazards that might require back flow prevention. All properties should be evaluated. Pat will write a summary of the findings, emphasizing what are and are not hazards according to state regulations.

No action was taken to change language in the CC&Rs concerning liens on properties.

Dotti reported for nomination committee: three positions to be elected

Heather Patrick, Debra Hofmann and Keith Olmstead have expressed interest. Pat volunteered to make more phone calls. Dotti left messages on many phones, and will recall them.

The annual meeting will be June 19 and be held at the Winthrop Sport Rink.

The architectural committee is reviewing a request for an additional structure/garage on the Kelly/Kindig property.

Dotti will write a note to John Price, thanking him for the hours of work in clearing the ditch for spring water flow.

Pat moved Rob seconded to adjourn the meeting motion passed. Meeting adjourned at 9:50 pm.

Next meeting May 13, 2010

Respectfully submitted

Dotti Wilson secretary