

# WOLF CREEK PROPERTY OWNERS ASSOCIATION BOARD

**MAY 13, 2010**

## ATTENDING

Andy Kindig     President  
Kris Borgias    Vice President  
Heather Patrick  Treasurer  
Pat Karman      Board Member  
Rob Wells       Board Member

Excused  
Dotti Wilson    Secretary  
Kathy Curtiss   Board Member

Pete Soderquist Property/water manager

The meeting was called to order by the president Andy Kindig at the Co-Op at 7:01 p.m.

Andy asked if all had read the minutes from the April 15 meeting. Several corrections were noted. Heather moved to accept the minutes with corrections Pat seconded motion passed.

## OLD BUSINESS

Andy distributed a corrected version of DOH ERU allowances based on storage.

### Potential Future Reservoir

Andy met with Wimbergers concerning the possibility of converting the common use road easement currently unused for placement of a reservoir. He will contact county officials prior to resuming discussion with the Wimbergers. This is to be added to the agenda for the July board meeting.

### Capitalization Plan

Andy and Heather reviewed the emailed draft of the capitalization plan for future increased storage to be presented at the June Annual meeting. Board agreed to use funding option 1; increasing the new water service connection fee 5% /yr with a minimal special assessment as needed.

### Ballots

Ballots for board member elections have been sent by email and postal mail. A reminder for those counting votes: 1 vote per paid lot. Example: a member who owns two lots but only pays for one combined parcel, has one vote.

Water/Property Manager

Pete would like to replace any water meters he finds suspect. He wants to add new valves in areas where there are long runs of pipe to add capability for listening for leaks. Leak Detectors were unable to find any leaks within existing infrastructure points. Pete will run isolation tests the week of 5/17-5/21 from 10:00 p.m. to 6:00 a.m. The board will send out e-mail notice to members not to use water during those hours.

Heather will look at the books to see how much money could be available for new valves.

#### Back Flow Prevention

Pat, Doug and Kathy Curtiss will write another draft recommendation for back flow prevention using input from Pete to be presented at the next board meeting.

#### TREASURER'S REPORT

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

Heather moved Rob seconded to accept treasurer's report motion passed.

Kris moved Rob seconded to send out water bills in a timely fashion motion passed. No preference for due date before or after Annual Meeting.

#### NEW BUSINESS

Rough agenda for the Annual Meeting June 19<sup>th</sup> .:

Meeting scheduled to last 1 hour with member comments limited to 2 minutes.

Kris will be timer.

Pat and Dotti to count proxy votes and members in attendance for purposes of establishing a quorum

Dotti will read minutes from 2009 annual meeting

Pete will give a brief water/property manager report

Andy will explain water rates, capitalization plan and leak repairs report

New business from the floor

Andy will purchase and bring refreshments

3 volunteers needed to count votes. Pat will proctor.

Pat suggested an established protocol for email messages among board members and an orientation for new board members to bring them up to speed.

Pat moved Kris seconded to adjourn the meeting motion passed. Meeting adjourned at 9:00 p.m.

Next meeting June 10, 2010.

Respectfully submitted by

Rob Wells secretary pro tem