

WOLF CREEK PROPERTY OWNERS ASSOCIATION BOARD

JUNE 11, 2009

ATTENDING

Debra Hofmann: president
Paul Smith: vice president
Heather Patrick: treasurer
Dotti Wilson: secretary
Kris Borgias: board member
Jan Erickson: board member
Andy Kindig: board member

The meeting was called to order by the president at the Co-Op at 6:40 pm.

The minutes of the May 14 board meeting were read. Andy moved, Kris seconded, to approve the minutes. Motion passed.

The minutes of the May 28 meeting to complete review of the CC&Rs were read. Several corrections noted. Heather moved Andy seconded to approve the minutes with corrections. Motion passed,

OLD BUSINESS

Paul stated that the revised By-Laws do not need to be filed,
The final By-Laws will be posted on the web site.

The annual meeting will be held Saturday July 18 at 7 pm. at the Church On The Rise.
Jan moved to make a donation of \$75 to the church for use of their facility. This is the same amount the Barn would charge. Paul seconded and the motion passed.

Heather presented a revised budget incorporating suggestions from the previous meeting.
Andy moved to change the format to show all categories as line items with one (1) total at the bottom. Jan seconded, motion passed. The finally approved budget will be published on the web for members review prior to the annual meeting.

Money received for new water connection fees will be placed in a separate Quickbooks account.

Two water connections remain to be used.

TREASURER'S REPORT

Heather presented the report, which is attached.

Half of the membership has paid their water bill. Heather will send reminder notices to those who have not paid.

Dotti moved, Kris seconded to approve the report. Motion passed.

Jan presented the CC&R Committee's reworked document for board review. More changes and clarifications were recommended.

Paul presented a proposed ballot to Amend Article XII of the Articles of Incorporation.

Clarification of wording was recommend,

The membership will be notified of the date, time, and place of the Annual meeting by email, except for those few members who do not have an email on record. For these a postal mailing will be done.

The following tasks were assigned

Debra will compose a cover letter for review and print mailing labels

Dotti will compose a ballot with candidates for vacant board positions.

Andy will compose a ballot for vote on the CC&R revisions

Jan will email her copy of the proxy form to Dotti

Jan will oversee the final CC&R revisions

Paul will compose a ballot for the Articles of Incorporation Article XII.

Heather will post on the web site:

- The final budget

- The revised CC&Rs plus the ballot for vote

- Article XII of the Articles of Incorporation and ballot for vote

- The ballot with board candidates for vote

- The cover letter which will include the date, time place of the Annual Meeting

- The Proxy form

Dotti will mail via US Post Office to members without email address

- The ballot for vote on the revised CC&Rs, (the recipient will have to request a copy of the CC&Rs if they cannot access them on line).

- The ballot for vote on Article XII

- The ballot for vote for board members

- The cover letter

- The proxy form

Debra asked for responses to phone calls seeking candidates for board members.

Rob Wells and Kathy Curtiss have agreed to be candidates, along with Andy Kindig. One position remains. Further contact of the membership will be done.

After the CC&Rs revisions are complete, they will be emailed to board members for final approval.

Debra suggested the following agenda for the annual meeting, asking for more suggestions

- Reading of minutes of last annual meeting

- Engineer's report and the future plans

- Pete's report

- Treasurer's report

- Water rates

Paul asked to have letters of complaint regarding a biting dog be read. Due to the length of the meeting, Debra tabled this until the next meeting.

Andy moved, Jan seconded to adjourn the meeting. Motion passed, meeting adjourned at 10:14 pm.

Respectfully submitted
Dotti Wilson secretary