

WOLF CREEK PROPERTY OWNERS ASSOCIATION BOARD

JULY 9, 2009

ATTENDING

Debra Hofmann: president

Paul Smith: vice president

Heather Patrick: treasurer

Dotti Wilson: secretary

Jan Erickson: board member

Kris Borgias: board member

Andy Kindig: board member via speakerphone

The meeting was called to order by the president at the CO-OP at 7:05 p.m.

Minutes were read. Paul moved, Kris seconded to approve the minutes with corrections. Motion passed.

OLD BUSINESS

Debra read three letters from members regarding a biting, aggressive dog. The writers felt they had contacted the owner about the problem and nothing changed. They requested the board to address this in the CC&Rs revision. It was noted that during the past two weeks, the dogs have not been a problem for several members. Dotti will write a letter to the owner advising him of the letters and asking that he control his dogs. Jan will email the members who wrote the letters as well as the dog owner, regarding the change that now appears in the proposed CC&Rs

TREASURER'S REPORT

Five members have not paid water fees.

\$12,781 in checking account

Actual report attached.

NEW BUSINESS, ANNUAL MEETING

Debra presented a list of the owners, divided it into sections and assigned a board member to each list, to phone these members to ask

- 1) Do they plan to attend the annual meeting July 18
- 2) If not attending are they designating a proxy or
- 3) Are they mailing their ballots

Jan will also send emails to all, reminding them to vote.

Dotti will make extra copies of the ballots for the meeting.

The Board briefly reviewed the revised By-Laws. A typo was noted. Jan moved, Paul seconded to approve the revised By-Laws. Motion passed.

Jan, Debra and Jacque Smith met to comprise a letter that will tie the new CC&Rs to the old in response to member comments stating it was unclear how they correlated. Dotti will mail copies of this letter to the 11 members without email and Jan will email all members with the letter.

The Board reviewed the revised CC&Rs. Jan moved Andy seconded to adopt the CC&Rs as revised with date of Board approval changed to July 9. Motion passed. When the CC&Rs are approved, Dotti will see that it is notarized, Debra will sign and Jacque Smith will help with filing.

Paul has contacted the caretaker at "The Church On The Rise" regarding the Annual meeting on July 18. The caretaker will open the facility, and turn on the air conditioning. Paul will bring water in a cooler. Kris will be the timer for member speakers at the meeting. Speaking time limited to 2 minutes per topic.

Dotti will provide a member sign in list.
Debra will provide a box for all ballots to be collected

The following agenda was decided for the Annual meeting that Debra will print with time limits per topic noted.

Read minutes from June 21, 2008 Annual meeting
Treasurer's Report- Heather will present the budget for information to membership
Pete Soderquist's report, uninterrupted, with questions to follow
Water rate, Andy will present board thinking
Discussion of revised CC&Rs that Debra will present, Jan will answer questions.
Discussion of Article XII Debra will present short explanation
Elections for Board positions, and voting on CC&Rs and the Article XII change. Debra will explain how the votes will be counted.
Updated Bylaws by the Board

Heather will do a spreadsheet in advance with member's name and lot number to tally the votes and serve as proctor. 3 members (not board, future board members, board and future board member spouses/partners) will count. Paul will contact members to serve as counters. Counting will occur Sunday at 4:45 p.m. at Heather's house.

Proxy's-The person so designated needs to complete a blank ballot for each item to be voted and sign as the proxy, attaching the proxy sheet.
In response to a member's question the Board decided that the designated proxy does not need to be a member of WCPOA.

Paul has printed information regarding weeds which he will have available on a table.

The Board discussed water rates and structures at length. No consensus was reached. Paul moved Dotti seconded to adjourn. Motion passed. Meeting adjourned at 9:30 p.m.