

MINUTES OF WOLF CREEK PROPERTY OWNERS ASSOCIATION BOARD  
SPECIAL MEETING

JULY 26. 2008

Attending:

Debra Hoffmann, president

Paul Smith, vice president

Dotti Wilson, Secretary

Board members John Price, Kris Borgias, and Jan Erickson

Excused: Heather Patrick, Treasurer

The meeting was called to order by the president, Debra Hoffmann at her home at 3:05 pm.

Ron Perrow has received the letter from the board regarding disconnecting his water system from the WCPOA water system, in 30 days, that is August 12, 2008. Ron has responded that he cannot disconnect by then. Discussion concerned history of the problem and the current status. Ron Perrow's residence along with other properties south of Wolf Creek, were formally excluded from the Association June 16, 2006. It is illegal for Ron Perrow to stay connected to the WCPOA water system.

John moved, Kris seconded, that Jan contact legal counsel. Consulting an attorney was discussed. Motion passed.

The delay in getting minutes on the web site while board members respond to them was discussed. Debra will do "updates" from the president with the information members should know, shortly after the meeting. John moved Debra seconded that Dotti email minutes to board members to review soon after that minutes meeting. The minutes will should be read at the next Board meeting and corrections, other than typos, done there. Motion passed.

Debra reviewed agenda outline for board meeting on August 14, 2008.

>Ron Perrow: 15 minutes.

>Erik Brooks and group: 15 minutes

>Minutes will be read

>John moved, Jan seconded to invite Tom Justus from DOH to attend and speak about the water problems and possible solutions.

>Report from Pete Soderquist

Debra has sent out letters to property owners not connected to the water system regarding the moratorium on new hook ups. Few responses have been received.

Jan made a motion that the board resolve to charge a \$500 fee to be assessed to each lot owner with a cover letter drafted by Debra explaining the need to cover costs of capitol

improvements. John seconded. Motion passed. The letter is to go out by August 1 2008 and fees are due Sept 1, 2008.

Time payments may be possible, but late fees will be assessed if the property owner does not contact the board regarding difficulties paying.

It was again discussed that each property must have a water meter. Pete is going to inspect each lot to locate meters and to determine if they are functioning. This may also help find any leaks. Paul will look into who has meters and who doesn't and draft a letter to those owners who do not have meters regarding the requirement to install them as well as back flow valves. The letter will include how to contact a contractor to dig and put in the meter at cost to the owner. If the owner does not want to do this, the Board will approve the work and bill the owner. Debra will write a notice to all that Pete is checking water meters.

Jan moved and John seconded adjourning the meeting.

Meeting adjourned 5:20 pm.

Next meeting: August 14, 2008 7pm at the Co-op.

Respectfully submitted Dotti Wilson secretary