

# **WOLF CREEK PROPERTY OWNERS ASSOCIATION BOARD**

**AUGUST 10, 2009**

ATTENDING;

Andy Kindig , acting president  
Heather Patrick, acting treasurer  
Dotti Wilson, acting secretary

Welcome new board members: Rob Wells, and Kathy Curtiss

Excused:

Kris Borgias, board member  
Pat Karman, new board member

Debra Hofmann, outgoing president  
Pete Soderquist, Property and water manager

The meeting was called to order at the Co-Op at 7:03 pm.

Minutes were read. Heather moved Kathy seconded to approve minutes as read. Motion passed.

As directed in the By-Laws, the following officers were discussed

Andy Kindig: President

Heather Patrick: Treasurer

Dotti Wilson: Secretary

Pat Kaman, via a phone call had previously suggested Kris Borgias for Vice President. Dotti moved Rob seconded to approve the above officers and to appoint Kris, with his approval, as Vice President. Should he decline, Kathy stated she would serve as V.P. The motion passed.

Heather presented the treasurer's report (attached). Reported expenses \$21,483 and income of \$12,591. \$6,000 has been collected in water connection fees. At a future meeting the Board will decide how to direct that money.

Heather suggested thinking about establishing a reserve account since new maintenance fees will set in January and this fall, water fees will be reconsidered.

Article X11 of the Articles of Incorporation eliminating the term "developer" was approved by the membership. Heather was directed to zero all existing balances (due to previously unpaid special assessments) on all PFT lots per advisement of WCPOA attorney. Therefore, the properties owned by the former Perrow Family Trust, will be accessed fees, pro-rated as of August 1, 2009, with a letter of explanation to accompany the bill. A lien has been placed on Merle Kirkley's property for failure to pay fees.

Andy requested an estimate of WCPOA operating expenses for the remainder of the year. Heather will provide this for the next meeting.

Andy will sign a signature card at the bank, as president. Two signatures are required on checks. Andy requested an estimate of WCPOA operating expenses for the remainder of

the year. Heather will provide this information. Rob moved Kathy seconded to approve the treasurer's report. Motion passed.

Debra reported that she has given a box of old minutes/documents to Dotti. The Article XII amendment was filed with the State. A WCPOA member sent a message inquiring about the legal description of Rene Perrow's property. The CC&Rs have been recorded which includes a legal description of Rene's property as given by Ron Perrow. This is one parcel of 9 acres for which the WCPOA is obliged to provide water. Currently this property is part of the WCPOA. This needs to be addressed at a future meeting. There are two PO Box keys. Pete will retain one key and Dotti the other for the WCPOA PO Box 152. Dotti will check mail, leaving mail addressed to Pete, for him to pick up. Dotti will distribute mail to the appropriate board member. Andy needs to review bills. Then he will initial and give to Heather. In addition, Pete will review water system bills. Debra will be available if questions arise. Debra will workout paying quarterly taxes and other bookkeeping tasks with Heather.

Pete noted that Tackman's is currently hired by Ron Perrow to survey properties. Pete will provide copies of his job description for Board review vs. current work load. He is working on a small water system management plan with Evergreen Rural. The leak detection equipment will be used on Thursday. Still looking for leaks. Water system is currently leaking about 13,000 gallons per day which is down from 100,000 previously. There are currently 49 hook ups with Federspiel's completed. Water pressure at Virginia Hills is 60 psi. Green Meadows varies from 36-62 psi. The State minimum is 30 psi. Pete will email the property maps that the Methow Conservancy drafted. Andy suggested that anyone wanting the most recent maps, contact Pete. Purchasing an electronic tool for mapping was discussed. Pete will think about this. He has applied for and received a waiver for asbestos testing on the water. Pete is compiling documents in a three ring binder that will help with grant applications. Pete will get a cost estimate for a 4 inch water meter that would be placed at the reservoir to determine outflow. Pete would be willing to do the installation. Pete is considering testing for the next level of Certification for Water Distribution Systems Manager. He could then be hired by other Associations as well. Andy suggested defraying the cost of the testing. Pete will consider this. When Pete is absent he needs a designated backup.

#### New Business

The Board agreed to continue meeting the second Thursday of the month at 7 pm at the Co-Op.

Kathy volunteered to be the web site manager. Heather will orient her.

Dotti will check the Yahoo Account messages and send to the board members. Dotti will send general messages to WCPOA members via email. When Kathy feels comfortable with the web site, she might be able to do this as well.

Andy will send a brief summary of the board meeting to the web manager.

Dotti will resend the minutes of the 2009 Annual meeting to board members for review.

The 2008 Annual Meeting minutes have been on the web, Ron Perrow's objection to the minutes will be noted.

To be discussed at the next meeting, questions about Rene's property and reviewing the By-Laws and CC&Rs so they agree in verbiage.

The next meeting will be Thursday September 10, 7:00 pm. at the Co-Op.  
Andy will prepare an agenda to be sent to the board a week prior.

Heather moved Kathy seconded to adjourn. Motion passed, meeting adjourned 8:43 pm.

Respectfully submitted by

Dotti Wilson secretary