

WOLF CREEK PROPERTY OWNERS ASSOCIATION BOARD

SEPTEMBER 10, 2009

ATTENDING:

Andy Kindig President
Kris Borgias Vice President
Heather Patrick Treasurer
Dotti Wilson Secretary
Kathy Curtiss Board Member
Rob Wells Board Member
Pat Karman Board Member

Pete Soderquist Property/Water Manager

The meeting was called to order by the president at the Co-Op at 7:02 pm

Minutes of the last meeting were read. Kris moved Rob seconded to approve the minutes.
Motion passed

OLD BUSINESS

The CC&R re-filing with the correct legal description of the Rene Perrow property has been done. These CC&R's have been posted on the web site.

A lien has been recorded on the Kirkley property. Perrow's sent WCPOA a copy of the letter of foreclosure on the property. Heather should bill the Perrow's the outstanding Kirkley balance when the Perrow's complete foreclosure.

Article XII amendment to the By-laws has been filed and returned and is on the web site. Dotti retains all the original paper versions of these documents.
A historical file exists on the web site. The web master will decide how to keep these accessible in a separate "archive" section for documents.

Bills to the properties of the Perrow Family Trust, prorated as of August 1, 2009, are ready to go out. Heather will write an explanatory letter to be included in each Perrow Trust property bill and send this and all of the property bills to Ron Perrow to distribute to the Trust members, because WCPOA does not know who will own which property. Each Trust member will receive a copy of the letter sent to Ron Perrow.

PROPERTY/WATER MANAGER REPORT

Pete reads water meters monthly.

Pressure checks continue to find 13,000 gallons of water loss per day. There is a wet spot on Winding Road that might be a leak.

Green Meadows psi varies from 35-50; Virginia Hills is 60 psi and Cottonwood Meadows 80+ psi

Federspiel property is connected to the water system. Mcphaden has transitioned into the system

Pete has met with Evergreen Rural regarding a small water system management plan. A draft will be ready by Nov. 1.

Testing of water for coliform bacteria results are negative and nitrates are below the maximum contamination levels.

The 18-hour power outage resulted in very low water supply by the time power came on. The water manager suggests a board discussion resume to increase water storage.

When the volume of water in the reservoir is at 50% capacity, Pete should notify Andy to start the phone tree to advise owners to conserve water.

Sample testing of the water for Radium 228 and Gross Alpha results will be finished by the lab soon.

Tree felling was completed on an owner's property at their request.

The fish screen has been checked and fallen cottonwoods cleared from the area,

Pete is negotiating with Palm to buy the 400 feet of 4" PVC pipe the WCPOA owns that is not being used, There is little market for this, but he might offer 50 cents per foot.

Estimates for cost of meters at the reservoir outlet have been received. After reviewing the work necessary, Pete does not feel comfortable doing the work. Palm has estimated \$3000 for meters and installation.

WCPOA water meters should uniformly read in gpm.

Evergreen Rural suggests sanitizing the reservoir in conjunction with repairs. Pete will inquire how long the water system would need to be shut down for this to be done, but estimates it is a one day job.

Mice have taken over the Cottonwood pump house. Pete will evict them.

When the weather cools, slash piles on the community property will be burned.

Pete had previously emailed the job description when he was hired and what his current duties include. He thinks the property manager job description is accurate, but the water manager duties have increased. He is suggesting overtime pay after "working hours" defined as 6am-6pm Mon-Fri The WCPOA could pay a portion of the cost for Pete to take the next level of water certification. It was agreed an Adobe Acrobat program would assist him with mapping the water system in pdf files. All of the pay, duties etc were tabled for further consideration at the next meeting. Pete would like an evaluation of his work.

Pete intends to renew the snow removal contact, unless there are objections. Heather inquired if a "group" rate might be given if private owners used the same snowplow person who does association roads. Heather will poll the membership to see how many might be interested, depending on the bid cost.

Pete will contact Bob Wilson, Kris and Heather for training in the water system as back ups. It was suggested to notify board members of the training time preferably on a Friday.

TREASURER REPORT

Heather presented the Profit and Loss, and Balance sheets (attached). Dotti moved Kris seconded to approve the report. Motion passed.

Heather presented the requested expense estimate to year-end and noted that the leak repair estimate therein was now incorrect in light of the bill just received from Palm.

Future board meeting will look at meter readings of water usage and the temporary rate structure set by the board earlier this year. Rate structure needs to be identified well in advance of water billing. Water billing should go out in November. How to allocate or reserve the money generated by new water connections will be discussed at the next meeting.

WEBMASTER REPORT

Heather will meet with Kathy to transfer entering web site data. Andy had emailed proposed document deletions from the website. An archive bin will be created for all entries except the 2009 board meeting minutes. The most recently approved and filed governing documents will be the only ones posted.

NEW BUSINESS

Andy is checking the Yahoo email account.

Dotti will refine the telephone tree list and email to board members.

Next board meeting, will be October 8 at the Co-Op at 7 pm. Andy will not be attending, but will meet prior, with Kris to discuss the agenda. Kris will conduct the meeting.

Kathy moved Pat seconded to adjourn the meeting. Motion passed, meeting adjourned at 8:43 pm.

Respectfully submitted by

Dotti Wilson secretary