

MINUTES FROM
WOLF CREEK PROPERTY OWNERS ASSOCIATION BOARD MEETING

SEPTEMBER 11, 2008

Attending

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

Merle Kirkley Association member

The meeting was called to order at 7:05 at the Co-op

Minutes had been previously sent to board members via email. Several typos, spelling and word clarifications were noted and the changes will be made in the minutes.

Paul moved, Jan seconded that the minutes be approved as corrected. Motion passed.

Heather gave the treasurer's report. A detailed copy is attached to these minutes. The Profit & Loss sheet shows Income of \$55,105.89 and Expenses of \$62,102.86, with a Net Income of (-) minus \$6,996.97. 2/3 of assessments are in. There are still outstanding big bills, including decommissioning of the well, for an approximate cost of \$1,000. Palm is owed about \$4,500. Need to pay Whipple, but he has not billed yet. Jan moved, Kris seconded to accept the treasurer's report. Motion passed.

Pete Soderquist, property manager, had to leave this afternoon to be with his father in California. Debra summarized his report. The board appreciates Pete's email updates.

He completed the new source well reliability report, including tracking meter readings, and negative water purity tests, (no coli form bacteria detected). The report was sent to WA DOH. Norwil will hook up new pump. He agreed to look at the booster in Green Meadows and see how it ties into the system. He has not been out yet. Whipple has been difficult to deal with, so changed to Norwil. Whipple was to put meter on old well, but there was no space for it due to how the pipes were originally connected. So a new excavation is necessary to put the meter in well #2. Palm has been contacted to get in touch with Whipple to coordinate work.

The chlorinator is leaking chlorine into the structure. Have asked Whipple to repair this.

Discussion considered designating an engineer to submit the report due to DOH November 30, 2008. Tom Justus submitted a list of suggested engineers. Mel Hartwig, who did work several years ago on the water system was discussed. There were problems in dealing with Mel and he was asked not to continue. Debra had a folder with the various papers Mel had drawn up regarding the system. Heather looked at them with an engineer's eyes and saw possibilities. She will call Mel, to assess his attitude toward reworking the project and his ability to prepare the needed report. If BOD hires Mel, he must contact Tom Justus first. The State will give guidance for the information they require. We need to be certain that what pleases the state is also what we need. The two must join. We need cost estimates to apply for grants and loans.

Heather asked about the level of water in the reservoir. Debra reported last Friday both pumps were turned on, but Saturday a.m. the level was low. Programming the pumps continues to be problematic. When Whipple tried to install the meter, he found a wire nearly worn through and repaired it.

Kris offered to help Debra work with the water system.

Old Business

The Board of WCPOA has the duty to protect the Association water system.

Discussion concerned the letter that will be sent to property owners who need to install water meters and back flow preventers. Paul presented a portion of WA Administration Code for Group A (that includes WCPOA) water supplies regulations. This along with information given to the Board by Pete helped the board decide on the wording of the letter that will be sent. Jan moved, Kris seconded that the letter must state that water meters are required and back flow preventers are advised. Motion passed.

Jan will print copies of the letter that Paul will edit, and mail these letters to those lacking water meters.

Paul stated that CC&R amendments approved at the last General Membership meeting need to be filed which he and Jacque will prepare them.

New Business

The board discussed appointing a new member to replace John Price who resigned from the board. Andy Kindig and Merle Kirkley expressed interest in the position. Heather moved, Jan seconded, to appoint Andy to the interim position that expires 6/09. The motion passed.

Discussion concerned appointing a new architectural committee. Jan moved, Kris seconded, to appoint Pete Soderquist, Merle Kirkley and Heather Patrick as engineer to this committee. Motion approved.

Jan moved, Heather seconded, that the Board direct Pete to schedule isolation of various parts of the water system to check for leaks. Motion passed. The property owners will be notified when their property will be affected.

A new CC&R By-Laws review committee needs to be appointed. Joe Hall has expressed interest, perhaps Dick White. Association members will be asked to serve on this committee.

Heather asked to discuss the website, however the Board was asked to leave the co-op as it was after 9 p.m. The website discussion was tabled.

Jan moved, Paul seconded to adjourn the meeting. Motion approved, meeting adjourned at 9:30 p.m.

Respectfully submitted
Dotti Wilson Secretary