

MINUTES WOLF CREEK PROPERTY OWNERS ASSOCIATION BOARD

OCTOBER 9, 2008

ATTENDING

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

Meeting was called to order at 7:08 pm at the Co-op.

Minutes of the meeting Sept 18th were read. Paul moved Jan seconded to approve, Motion passed.

Report from Property manager Pete Soderquist

Update since August: The water system was tested as required by the DOH and passed with flying colors. The leak in the distribution system, discovered by Erik Brooks was repaired but leaks persisted. Well #1 was decommissioned. IOC report sent to State. In Pete's absence for a family emergency, Debra saw to it that meter #2 was installed. Ron and Crystal Perrow completed disconnecting from WCPOA water system. Kris and Paul assisted with water problems.

When Pete returned he found the chlorinator was unplugged. However, no contamination had occurred. Pete has purchased chlorine and the system is back in order. Whipple is still waiting for parts ordered in July that include a new flow switch to turn the chlorinator off when a pump switches off.

The project of isolating systems is underway. Monday, first day, no apparent leaks in tank, Tuesday Virginia Hills tested, no apparent leaks, Wednesday Green Meadows isolated, substantial difference in meter readings from 7 pm to 7 am. Thursday Cottonwood Meadows will be isolated. All property owners are to continue not using water from 7 pm to 7am until Saturday am.

Pete reviewed with Palm the 4 sites where water meters will be installed.

Pete discussed snow plowing with Cascade Concrete and asked to have special consideration to protect the surface applied to the roads.

Pete has a roll of insulation for well houses. It is available for owners to use if their stand pipes are not insulated Pete will help apply it.

Before the snow falls, Pete will sow native seed mixed with fertilizer on all areas disturbed for WCPOA projects this summer.

Dick Garing will sub for Pete Oct 17-24 while he and Debra leave on vacation.

In spite of leaks, the reservoirs are full.

Treasurer's Report:

All but 2 have paid the special assessment fees. Heather has completed a spreadsheet on the water/wells project showing expenses. This will be available on the web site.

Current balance is \$32,000 in checking, with several bills outstanding.

Financial reports are on the web, as is an updated president's report. It was suggested that the web site include estimated future expenses, i.e. cost of engineer's report. Heather is contacting Mary Ellen Hughes to be the new web master.

Heather and Andy reported on their interviews with engineers to complete the report required by DOH. They interviewed 3 and recommend hiring Larry Cordes from Hammond Collier office in Wenatchee. Heather moved Andy seconded to hire Larry Cordes as our water engineer. Motion passed.

Several suggestions for covering WCPOA costs were discussed. The report required by the State includes showing how the WCPOA will cover the costs of operating and maintaining the water system. The engineer will give cost estimates followed by plans to implement. Setting fees was tabled until more information is available. Larry Cordes is to call Pete or Debra with questions.

Discussion concerned paying board members for work they do that is not directly board work, such as, operating the water system. The consensus was to follow the by-laws that state, Board members are not paid.

It was suggested that Pete initiate contact with WCPOA members who might sub for him when necessary. Several members have worked with the system in the past and their knowledge would be helpful.

At the November Board meeting fees will be discussed.

Paul mailed the letters to property owners needing water meters.

Debra filed the revised CC&R's and received notification they'd been filed.

Jan will chair the committee to continue work on by-laws and CC&Rs. Committee members might include Andrew Nelson, Joe Hall and Dick White. The Board recommends using other property association's documents as templates.

Heather will contact Sarah Brooks regarding writing grants to cover funding for the water system.

Jim Perrow and Val Varney, the other two Perrow Family Trust members, have not responded to the letter from WCPOA Board regarding granting an easement on the reservoir property. A second letter will be sent requesting a reply.

Jan moved Andy seconded to adjourn. Motion passed. Meeting adjourned at 9:45 pm. Next meeting November 13, 2008.
Respectfully submitted Dotti Wilson secretary