

# WOLF CREEK PROPERTY OWNERS ASSOCIATION BOARD

**NOVEMBER 12, 2009**

## ATTENDING

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

The meeting was called to order by the president at the Co-Op at 7:01 p.m.

Minutes of the October 8, 2009 board meeting were read. Rob moved Kris seconded to approve the minutes as read. Motion passed

## TREASURER'S REPORT

Heather had emailed to the Board the YTD Profit/Loss and Balance sheets (attached). Dotti moved Kathy seconded to approve the Profit/Loss and Balance sheets. Motion passed. Heather gave notification of outstanding bills. Fees have not been paid on property owned by Merle Kirkley and the Perrow Family Trust. A letter of intent to file a lien on the Kirkley property has been sent. Kathy moved Heather seconded to put a lien on the Kirkley property. Motion passed. The matter concerning the PFT will be revisited at the December board meeting. Heather had emailed the 2010 WCPOA proposed budget (attached) highlighting water operational expenses. Heather moved Dotti seconded to approve for 2010 the target water budget of \$18,000. Motion passed.

Andy presented a water rate worksheet reflecting 5 separate scenarios (attached). Board members will look at the various rate structures. Andy will send board members an Excel spread sheet to look at various rate structures. These concepts will be considered at the December board meeting.

Pete Soderquist water/property manager had previously emailed his accountability for October to date.

- > Coli form tested negative for October
- > Worked on Small Water Systems Manager report, but suspended that work pending WCPOA Board decision on pay
- > Conducted training and orientation to the water system for BOD and other owners
- > Arranged for and supervised reservoir inspection/cleaning and repair. This work was Completed Nov 2, 09.
- > Burned community property wood piles on GM 33
- > Completed building a cover for well #2
- > Completed meter readings for 2009,

The board decided not to renew membership in the American Water Board Association.

## NEW BUSINESS

Dotti, as secretary will start a Calendar For Future Business to help future boards to accomplish tasks i.e. bi-annual property/water manager compensation, performance review etc.

Andy will contact Larry Cordes, the engineer who had previously prepared the water report, regarding options for reservoir capacity to meet needs for full build out. He will ask for cost to prepare another report that will hopefully increase the number of connections allowed by DOH. All board members were directed to review the engineer report previously presented.

John Price has contacted the board regarding a problem with speeding in Green Meadows. Andy responded to this. Heather moved Kathy seconded to affirm the response Andy sent. Motion passed.

Paul Smith has contacted the board regarding problem dogs.

Dotti moved Pat seconded for Kris to write a letter to Paul concerning the dogs. Motion passed.

Andy will add statements to the monthly web site update concerning maintaining 15 mph speed on WCPOA roads and dog owners having dogs under control at all times.

Pat moved Kathy seconded to adjourn the regular meeting and go into executive session to consider personnel matters. Motion passed meeting adjourned at 8:33 p.m.

The regular meeting was reconvened at 8:45 p, m.

Discussion concerned Pete Soderquist's performance and compensation review.

Kathy moved Kris seconded to approve the commendation letter for Pete, written by Andy. Motion passed. Letter signed by all board members.

Heather moved Pat seconded to approve Pete's compensation at \$1,000 per month for 40 hours, during the hours of 8 a.m. to 5 p.m. weekdays and 1.5 times regular pay for weekends and hours between 5 p.m. and 8 a.m. effective Oct 1, 2009. Motion passed.

Board members were reminded to read the engineers report, review the budget and water rate structures for the December meeting.

Pat moved Kathy seconded to adjourn the meeting. Motion passed, meeting adjourned at 8:55 p.m.

Respectfully submitted

Dotti Wilson Secretary