

MINUTES WOLF CREEK PROPERTY OWNERS BOARD

NOVEMBER 13, 2008

ATTENDING

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

Pete Soderquist, property manager

The meeting was called to order at 7 pm at the COO-OP

Minutes of the Oct 9 meeting were read. Jan moved Heather seconded to approve the minutes as read. Motion passed

Old Business

Heather inquired about word from Larry Cordes, the engineer hired by the board to complete a report for DOH. The report is due Nov 30, will we meet that deadline? Has he contacted Tom Justus at DOH? Larry has been communicating with Pete to clarify information. Pete is meeting with Larry on Thursday Nov 20th 1300 hours (1 pm) to look at the water system and Association property. All association members are invited to join in.

Jan is heading the committee to revise the WCPOA bylaws. Joe Hall, Eric Brooks and Jacque Smith have agreed to serve on the committee. Jan moved Paul seconded to “scrap “ the existing bylaws and start anew. Motion passed.

Heather is trying to contact Sarah Brooks about grant writing.

Debra did not write letters to Jim Perow and Val Varney regarding granting the WCPOA an easement to build another reservoir by the existing one. Nov. 4 Rene Perow died, leaving questions about the status of the Perrow Living Trust. Paul asked if the WCPOA had an attorney of record. Debra and Jan affirmed they worked with an attorney this summer who would work with the association if needed.

A replacement for web master has not been found.

Treasurer's report, Received \$73,658.68
 Expended \$79,662.53

Deficit \$ 6,003.85 paid out of savings

All large bills have been paid, some smaller ones are outstanding. Dotti moved Kris seconded to accept the treasurer's report. Motion passed.

Report of Property Manager

As previously noted, Pete has been communicating with Larry Cordes, the engineer.

Pete completed the isolation exercise, finding Green Meadows was losing 37,000 gallons. It is impossible to totally shut off the Cottonwood Meadows water, but closing it down as far as possible, about 7,000 were lost, resulting in 40,000-gallon loss in 12 hours. Pete has cleaned up and repaired leaks as they were found.

Nearly all water meters that were previously identified as nonexistent have been installed. Pete has located all water meters and taken "initial" readings. He spent 6 hours taking the readings. In doing this project he identified 3 more properties without meters. Letters will be sent to these owners regarding meter installation. A schedule of reading meters was discussed and twice a year was suggested.

Pete has contacted Evergreen Rural for a water audit, but no answer.

Oct 9 Pete spent \$200 on seed and fertilizer, mixed the two and has completed sowing the areas that were disturbed this year.

The roof on Cottonwood Meadows pump house has been completed.

A submitted water sample received another NEGATIVE coli form report.

Pete drove the WCPOA roads with the driver from Cascade Concrete who will plow snow. He reviewed the location of the ditch in Green Meadows and stressed preserving the current condition of the roads, as a great deal of time and money was spent on surfacing them.

Pete looked at Rene Perrow's property. There is an 80-90 feet of pipe that contains "dead" water, a potential hazard to WCPOA's system. This will be discussed with Larry Cordes.

Peter and Cara Federspiel want to install a septic system this spring.

Burning brush to remove combustible material has been completed in the Community Park area, below Garings.

Pete, Merle Kirley and Heather, members of the architectural committee quickly approved the plans for the Micheletti/Nelson carport. It is under construction.

Saturated soil has been noted at the corner of Left Fork and Green Meadows. Suspect a leak, will remove top dirt to determine if soil is wet further down.

Winterizing the well houses will be done.

The new source has been officially approved by Tom Justus at DOH.

More chlorine needs to be purchased.

Debra contacted Jim Whipple regarding the maintenance agreement signed previously. There is still work to be done on the chlorinator. He agreed to terminate the agreement and sent a check for \$2500, as he was unable to meet the terms of the agreement.

He believes he has the parts to repair the chlorinator. He did submit a detailed, itemized bill for previous work and has agreed to do work for WCPOA on an “as needed” basis.

Heather questioned the membership of the architectural committee. One member is in arrears paying WCPOA fees. CC&R state that to be a member in good standing, all fees must be paid, and only members in good standing may vote. Because the architectural committee votes on findings (the vote must unanimous), she questioned this person serving on the committee. The member will be contacted regarding this.

WCPOA board discussed setting maintenance fees (\$350 currently) and water fees (currently \$200). The board believes the current maintenance fee is sufficient. More information is needed from the engineers report to set a workable fee for water. Jan moved Kris seconded to table the topic. Motion passed.

Heather moved, Jan seconded to adjourn the regular meeting and go into executive session. Motion approved, meeting adjourned at 9:40. Pete Soderquist left.

Respectfully submitted
Dotti Wilson secretary