

# WOLF CREEK PROPERTY OWNERS ASSOCIATION BOARD

**DECEMBER 10, 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 7P.M. at the Co-Op

Minutes from the November 12, 2009 meeting were read. Kathy moved Rob seconded to approve the minutes as read. Motion passed.

## OLD BUSINESS

Each board member had been directed to review the water rate structures proposed at the previous board meeting, select a scenario that they felt met the needs of the WCPOA and present their selection. A lengthy discussion followed on flat fees, block rates, \$/gallon and various combinations. Andy will email the board members an example Excel spread sheet that will handle various scenarios while covering fixed system expenses. Each member can vary the inputs to determine the system they believe most equitable among all members to generate the \$18,000 needed for water expenses for 2010, in an anticipated annual billing. A final decision will be made at the January 2010 meeting.

## WATER/PROPERTY MANAGER

Pete Soderquist had previously emailed a report of his work in the Month of November.

### Highlights

- Reservoir was inspected, cleaned and repaired by companies
- Read water meters
- Built a structure to cover #2 well utilities
- Contributed to letter sent to Larry Cordes, water Engineer
- Fielded responses to WCPOA member's water billings
- Replaced upper pump seal
- Performed monthly coli form testing (results negative) and submitted Chlorination report
- Contributed to the letter sent to DOH requesting approval of full water connections for all properties in WCPOA

The water manager had requested the Board to clarify the requirements for Back Flow Prevention systems. Discussion concerned whether the Board believes the WCPOA should extend any requirement for back flow prevention to sources within each owner's residence in addition to back flow prevention at the meter. The revised CC&Rs require back flow prevention at the meter.

Pat moved that the WCPOA Board not extend back flow prevention beyond the requirement that is stated in the CC&Rs at this time, Kris seconded,. Motion passed.

#### TREASURER REPORT

Heather had previously emailed to the Board the YTD Profit/Loss and Balance sheets (attached). Kris moved Rob seconded to approve the November financial report. Motion passed.

The annual budget for 2010 had been previously emailed. Kris moved to accept the budget Kathy seconded motion passed. Dotti moved to set the annual maintenance at \$399.00 to be billed in January and due in February Pat seconded motion passed.

#### NEW BUSINESS

Andy mailed a letter to DOH (attached) to request full water connection approval. Andy contacted Larry Cordes regarding further evaluation of the water system. Larry responded with suggestions that Andy thought should be deferred until DOH responds to the letter of request.

Kathy moved to adjourn Pat seconded. Motion passed. Meeting adjourned at 9:15 P.M.

Respectfully Submitted

Dotti Wilson secretary