

Regular, Monthly Meeting of the Board of Directors Wolf Creek Property Owners Association

February 21, 2019 at the home of Bill & Dalene Bley, 21 Green Meadows Drive

Meeting called to order at 11:04 AM by President, Paul Smith, presiding.

Attending:

Directors: Paul Smith, Bill Bley, Bob Rohde (remotely), Claus Giloi (remotely), and Dick Nova

Water System & Property Manager in training: Alan Sodell

Secretary Report:

1. Minutes of the January Board Meeting were approved as written.
2. Minutes of the 2019 Budget Ratification Meeting were approved as written.

President Report:

1. As previously reported the recent CC&R changes amendment was misplaced by the title company. The issue has been resolved and the amendment is now recorded. In the future we intend to bypass the title company and go direct.
2. We are currently on inactive status as a Firewise community.
 - a. They claim that the required yearly information was not received even though Dottie Wilson filed a report. Paul has contacted them with no response as yet.
 - b. The board agreed to discontinue involvement unless an association volunteer becomes involved.
3. Paul & Alan have continued work on member directories. It was noted that the email directories in Gmail have dropped names inadvertently more than once.
4. We were contacted by a prospective buyer of 25 Green Meadows Drive (GM-23) interested in putting in a one acre orchard. They wanted information on the irrigation ditch and whether it was part of the Wolf Creek Reclamation District. It is not and would not be an appropriate irrigation source. Paul responded accordingly.
5. Paul replied to a request for support to Trout Unlimited. *"The project would entail a GIS-based (geographic information system) analysis of opportunities to improve late season water availability in the Methow River watershed (and other watersheds in the Upper Columbia basin) through restoration actions that use the power of beaver (and their hydrologic engineering feats) to store more water in the upper reaches of our watersheds."*
6. A resident felt that the plowing in Green Meadows was too narrow. Alan contacted Cascade who were very responsive and accommodating. It was discussed and agreed that a couple of the curves would be widened.

Water System & Property Manager Report:

1. Alan took and passed the exam and is now a certified water system operator-in-training! He will receive full certification following one year of work experience on September 1st. Congratulations Alan!

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2. The area around the CM pump house and propane tank was cleared of snow for access and in case the propane tank needs to be refilled.
3. Forms were completed and returned to Fish and Wildlife regarding our maintenance contract for the irrigation ditch fish screen.
4. Alan has talked with Mike Pendergraft of Evergreen Rural Water regarding cross-connection control as he updates our survey form.
5. A DOH sanitary survey is due this summer and Alan will work with Pete on completion.
6. Attempts to get a plumber to complete a number of projects in the reservoir room remain a work in progress. Projects include adding a water sampling port, increasing the size of the pressure tanks, and replacing some rusted parts due to chlorine outgassing.
 - a. It was questioned whether a sampling port should be added at a point prior to chlorination. Alan will investigate the option.
7. Alan's activity report for January:
 - a. Chlorination Sampling
 - b. Coliform Sampling
 - c. Cascade Concrete Meeting to Discuss Plowing Issues
 - d. Completed Updating Members File
 - e. Working on Redoing Backflow Survey
 - f. Studying for Certification Exam

Treasurer Report:

1. No issues to report.
2. Maintenance payments are being received.
3. Snow plowing is on budget to date.

Web Site:

1. Claus is looking at ways to ways to make the web archives more straightforward.
2. Paul requested a review and consolidation of fees that show up in multiple places on the web site.

Architectural Committee:

1. Dick let Bob know that Fred Chapman and Elenor Schneider intend to begin construction of a home at 7 Goshawk Lane (VH-11) this spring and to anticipate plans submission in the near future.

Good of the Order

1. Paul raised the subject of the county snowplows leaving berms blocking driveways.
 - a. There are currently 4 residents with county road access.
 - b. The board agreed to have our snowplower clear the berms when plowing association roads. Alan will contact Cascade.

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The next meeting will be held March 25th at 9:00 AM at the home of Claus & Theresa Giloi, 11 Green Meadows Drive.

The meeting was adjourned at 12:51 PM.

Respectfully submitted,
Dick Nova, Secretary