

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

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December 29, 2020 – Meeting held remotely

Meeting called to order at 9:05 AM by President, Bob Rohde, presiding.

Attending:

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

Facilities Manager: Alan Sodell

Assistant Facilities Manager: Kris Borgias

Association Member: Rob Wells

## **Secretary Report:**

1. Minutes of the November Board of Directors (BOD) Meeting were approved as written.

## **Facilities Manager Report:**

1. At the November BOD meeting it was decided that the cost of new water system source and reservoir meters should be checked and if appropriate purchased and replaced.
  - a. Bob will again call a local plumber, Russ Thomas, and ask him to get in contact with Alan.
  - b. Alan and Kris experimented with running one well pump at a time and comparing water sourced to water received at the reservoir. Discrepancies were noted but not conclusive.
2. At this point Rob Wells joined the meeting to discuss replacement of the pumphouse in CM.
  - a. The BOD is concerned about the fire vulnerability of the current structure.
  - b. Rob has been working on the project and has drawn up some plans:
    - i. Utilize the existing concrete slab.
    - ii. Add a 2 ft stem wall and 6 ft stud wall.
    - iii. Use Hardie Board siding and metal roof and flashing.
    - iv. Have a metal or fiberglass door.
    - v. The cost estimate is \$7.5K plus potential electrician fees.
  - c. Bill raised an issue that the association will be subject to a 2020 excise tax payment due to lack of capital improvements vs income collected.
    - i. The estimate is that we would need to spend around \$2K in 2020 to offset the tax.
    - ii. Following discussion, a motion was made and approved to deposit sufficient funds in an account with North Valley Lumber.
    - iii. Rob will send a list of building materials to Bill.
    - iv. Bill will meet with our bookkeeper to confirm the \$ amount needed.
  - d. Paul suggested that Alan and Kris could start meeting with Rob to plan the construction of the pumphouse, including removal of nearby trees that would add to potential fire danger.

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3. The heavy concrete access lid at the reservoir should be replaced to facilitate cleaning and inspection.
  - a. Alan received an estimate of \$3K from Baker Silo for a custom metal cover.
  - b. Paul will give Alan contact information for an Omak company that does metal work.
4. A part-time resident on Winding Rd inquired about road sanding due to ice.
  - a. Alan was informed by Cascade Concrete that they charge \$125/hr. for their truck time plus the cost of the sand which is \$18/ton.
  - b. The association has not previously paid for sanding the roads.
  - c. Other members have been able to drive the road without issue.
  - d. Paul will let the member know that we will not be having the road sanded at this time due to impracticality and prohibitive expense.
5. Alan's activity report for November:
  - a. Chlorination sampling
  - b. Coliforms sampling
  - c. Record source meters
  - d. Leak detection troubleshooting
  - e. Shoveling snow to pumphouses
  - f. Updating property map
  - g. Research source meters replacements
  - h. Coordinated plowing with Cascade Concrete
  - i. Filled in potholes near GM entrance
  - j. Worked with Paul on group text list

### **Treasurer Report:**

1. Prior to the meeting Bill had distributed a draft 2021 operating budget.
  - a. Bob asked why insurance expenses had been reduced. Bill responded this was the result of Bob negotiating new terms.
  - b. Road maintenance expenses were increased to \$17K since grading will not have been done for 2 years.
  - c. Pumphouse replacement expense was budgeted at \$11K. Bill will adjust the number as appropriate when it is determined if any funds will be expended in 2020.
2. Bill reported a \$200 title transfer fee had been received for a property sale.

### **Presidents Report:**

1. Bob reraised the subject of the need for booster pumps to increase water pressure at individual residences.
  - a. Paul reminded the board that he had learned from a friend in Edelweiss that an upline pump can reduce pressure downline and that each individual case may need to be engineered.
  - b. Kris pointed out that to our knowledge all residences are currently within the state standard. The minimum required pressure is 30 PSI and some homes are close or at the minimum.

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- c. After more discussion it was moved and approved that individual booster pumps will not be allowed at this time.
2. Bob reraised the subject of temporary trailers and RVs.
  - a. Comments followed regarding limiting the time allowed including suggestions of 1 week, 2 weeks, and a “long weekend”.
  - b. No conclusion was reached.
3. Bob has continued to research and think about long-term loan options for water system upgrades and improvements.
  - a. A loan may be available as low as \$600K from the USDA.
  - b. We may or may not be able to forgo a prior commercial lending application process.
  - c. In order to proceed we would need engineering input.
  - d. As noted in the Facilities Manager Report we are currently waiting on a plumber to either validate the accuracy of or replace the source and reservoir water meters. We will then be able to gather additional data on transmission line leakage.
4. A CM member asked if he could ride his snowmobile on his property as well as the community property.
  - a. It was unanimously agreed that the following CC&R applied:  
*12.4 Prohibited Activities and Nuisances: B. Nuisance: No noxious, excessive, or offensive activity, including excessive noises shall be carried out upon any Lot within the Property.*
  - b. Bob will respond to the member.
5. Bob intends to draft a schedule of fines for non-compliance of CC&Rs and/or failures to comply with decisions and directives from the BOD. Paul suggested looking for sample wording from other associations.
6. Paul asked if we need an updated member directory. Alan indicated he has updated it recently.

### **Architectural Committee:**

1. Paul indicated that construction activity is low due to the season.
2. Rob Wells may be able to build walls for the new pumphouse in his shop and then transport them to the site. A work party may be appropriate. It was noted that the volunteer work Rob is providing is significant and that recognition should follow.
3. Modular walls and roof assembly for Fred Chapman and Eleonor Schneider at 7 Goshawk Lane (VH-11) had been scheduled for mid-January but has been delayed. Dick will let the committee know when a new date is set.

### **Trails and Parks Committee:**

1. No report.

### **Website:**

1. Claus reported that he has made routing updates to the website.

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The next BOD meeting date and time was scheduled for January 28, 2021 at 9:00 AM.

- The January meeting will include ratification of the 2021 budget. Bill will have the draft budget prepared for distribution to members by January 12, 2021.
- Bob will email the draft budget to members along with an instruction to request invitation to the remote meeting if they have questions.
- Dick will send the information via USPS to any remaining members that have not provide email addresses for communication.

The meeting was adjourned at 10:28 AM.

Respectfully submitted,  
Dick Nova, Secretary