

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

April 13, 2021 – Meeting held remotely

Meeting called to order at 9:00 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

Secretary Report:

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

Facilities Manager Report:

1. Alan was able to schedule High Mountain Plumbing for water system repairs.
 - a. The transmission line meter in the reservoir room and the faulty check valve in the CM pumphouse will be replaced.
 - b. Alan and Kris will plan to replace the source meters for wells 2 & 3.
2. Liquid Vision will be inspecting and cleaning the water reservoir on April 19. Jerry Palm will be removing the concrete lid prior to cleaning.
3. Alan inspected the system roads with Palm Construction and we will receive a quote for grading, gravel, and dust abatement.
4. Residence water meter readings will be conducted on Thursday, April 15.
5. Alan and Kris met with Rob Wells to discuss the new CM pumphouse build plan.
 - a. Work is expected to begin in June.
 - b. Two nearby pine trees will be removed.
 - c. Electrical components will not need to be disconnected.
 - d. Existing log walls will be left in place.
 - e. A concrete surround will be laid, walls sheathed, and roof replaced.
 - f. Due to the cost increase in construction materials the originally conservative budget estimate of \$11K will be closer to actual.
 - g. Significant discussion followed:
 - i. It was suggested a fire deterrent be put on the logs using a spray coating or metal wainscoting.
 - ii. The merits of leaving the logs versus rebuilding the walls was debated.
 - iii. Alan and Kris will review options with Rob.
6. Alan's activity report for March:
 - a. Chlorination sampling
 - b. Coliform sampling
 - c. VOC sampling
 - d. Source meter readings
 - e. Leaky valve repair in Cottonwood pumphouse
 - f. Updated New Water Connection Protocols document

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

- g. Contacted Saul regarding tree removal
- h. Contacted Jerry Palm regarding road grading and reservoir hatch removal

Treasurer Report:

1. Prior to the meeting Bill distributed the FYQ1 budget report. The results are very close to plan.
2. There is \$17K budgeted for road maintenance.
3. Bill asked if Goshawk Ln is to be included in road grading due to an earlier report of water pooling. It was agreed that it will be assessed after the current construction activity at Chapman/Schneider, 7 Goshawk Lane (VH-11).

Presidents Report:

1. Bob reported that he spoke with Mike McPhadden concerning the consolidation of his lots (GM-22 and VH-16). The association has been treating them as consolidated for a number of years. Mike said that when he contacted the county to consolidate, he was informed that it would result in no tax savings as one lot was in Virginia Hills and the other in Green Meadows. As a result, he did not consolidate. Mike stated that he was willing to sign any document necessary to prevent the future sale of the lots separately.
 - a. Bob stated that it would probably be necessary to record the agreement and that the McPhaddens should pay any associated fees as they are benefiting from the lots being treated as consolidated.
 - b. Paul suggested that Mark Ryan might be able to draft the document.
 - c. *Note: Following the meeting Dick and Bob discussed the situation and agreed the key point to have recorded is that a second single family dwelling cannot be built on the lots.*
2. Prior to the meeting Bob distributed a revised schedule of fines for non-compliance of CC&Rs and/or failures to comply with decisions and directives from the BOD.
 - a. Escalating general fines of \$100, \$150 and \$200 for 1st, 2nd and 3rd violations were deemed adequate.
 - b. An increase in the start of construction building deposit from \$3000 to \$3200 was proposed.
 - i. A corresponding motion to institute the increase beginning June 1, 2021 was made and approved.
 - ii. \$2000 of the deposit will be forfeited if construction is not completed within 18 months.
 - iii. Subsequently, \$200/month increasing to \$400/month after 24 months will be imposed until completion.
 - c. Bob will prepare the fine schedule for approval at a following meeting.
3. It was noted that a large ecology block wall has been put in place at construction of the Chapman/Schneider residence, 7 Goshawk Lane (VH-11).

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

- a. Communication with the Architectural Committee has been good. However, the addition of the retaining wall was not included with the approved building plans.
- b. Bob will follow-up with Fred Chapman.

Architectural Committee:

1. Paul reviewed proposed criteria for architectural related violations. Minor revisions were discussed, which Paul will incorporate. Bob will merge the criteria with the fine schedule document as appropriate.

Website:

1. Claus processed renewal of the web page.
2. Minor site updates were completed.

Good of the Order:

- 1.

The next BOD meeting date and time was scheduled for May 18, 2021 at 9:00 AM at the home of Bill & Dalene Bley, 21 Green Meadows Drive.

The meeting was adjourned at 10:20 AM.

Respectfully submitted,
Dick Nova, Secretary