

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

September 24, 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

Secretary Report:

1. Minutes of the August Board of Directors (BOD) Meeting were approved as amended.

Facilities Manager Report:

1. Alan provided an update on the project to potentially increase water pressure to 6 homes in Green Meadows.
 - a. OCEC provided an estimate of \$4K for a transformer upgrade to get power to the vault in GM. A plumber estimate to install a booster pump was \$28K.
 - b. Individual residence booster pumps would be approximately \$2K plus electrical work. Paul said that Edelweiss has had issues with some pumps causing a pressure drops with neighboring homes.
 - c. Subsequent discussion included the possibility of some level of funding to homeowners for residence booster pumps. Paul noted that there had been a prior offer to homeowners in upper GM and VH that receive water via booster pumps at the reservoir to address the lack of pressure during a power outage. A subsidy of up to \$250 per residence was offered with no takers. There was also previous consideration for a varying subsidy association wide based upon measured water pressure. Paul will review the history.
 - d. Alan was asked to send a message to members inquiring about low pressure and take pressure readings for those who request. The information gathered will be considered at a following meeting.
2. Alan plans to follow-up next week with contacts regarding removal of the dead trees leaning above L Fork Wolf Creek Rd.
3. Reservoir cleaning and inspection is to be scheduled.
4. Water meter readings are planned for October 15th. A water system audit will be conducted the same day with Mike Pendergraft of Evergreen Rural. Paul reported that he had noticed a section of green vegetation on the lower CM section of the water distribution line and suspects it may be a leakage area. It was also mentioned that a moisture meter could be purchased.
5. Alan's activity report for August:
 - a. Chlorine sampling
 - b. Coliform sampling
 - c. Source readings
 - d. Backflow testing
 - e. Property transfers

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- f. Directories, contacts and map updates
- g. Finding tree service

Treasurer Report:

1. Bill reported that we are up \$6K in revenue primarily due to an unexpected water system connection fee. Expenses are under plan due to decreased road maintenance.
2. The \$3K building deposit was received from Mark and Leslie Funkhouser at 2 Goshawk Lane (VH-18).
3. We have a new bookkeeper in training at J Bart Bradshaw CPA.

Presidents Report:

1. Prior to the meeting Dick had compiled and sent out comparative information on water rates, dues and fees for associations and municipalities in the area and county. He provided a summary:
 - a. WCPOA water rates are lower than other valley associations as well as other Okanogan county communities. For example, equivalent base rate usage in Pine Forest would cost \$274 more per year.
 - b. Our top 10 water users all exceed the base 182.5K gallons/year. Our charge for usage over the base is minimal.
 - c. Both Edelweiss and Pine Forest charge an annual base water fee for all lots including those without connection while we charge a higher connection fee.
 - d. Annual maintenance fees are lower in WCPOA than Pine Forest and Edelweiss.
 - e. New construction fees are not refundable in Edelweiss.
 - f. Edelweiss currently has yearly assessments for water system and reserve funds.
2. Bob reported on initial inquiries regarding longer term water system upgrades financing.
 - a. He had spoken with a representative from USDA regarding 20 to 30 year low interest loans who indicated that we would need to apply at one or two banks first.
 - b. It was asked what collateral we would have for a loan. Bob noted that we have the ability to assess the members but it is not a form of collateral because the lender could not force us to assess.
 - c. Paul provided a separate evaluation based upon thinking about our water system loss amounts in relation to a higher density residential area instead of percentage loss in our system. He questioned whether we need to be considering any major projects at this time.
 - d. It was commented that if we are to continue investigating a loan, we will need updated engineering and contractor estimates, priorities, and determination of full time versus part time residents. Additionally, the more recent related efforts conducted by Edelweiss should be considered.

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- e. A motion to continue to explore financing opportunities was approved.
3. Bob would like to see a new construction planning procedure added to the website.
4. Bob would also like to have a review of the penalties and fees for non-compliance of CC&Rs and/or failures to comply with decisions and directives from the BOD.
5. A person living on property across Wolf Creek Road from the intersection with L Fork Wolf Creek Road contacted Bob and sent messages to the BOD email complaining about the mailboxes on the road as well as the garbage cans that are left for collection. Bob told him that if the owner of the property wished to contact him, he would talk to them. Dick noted that the mailboxes and garbage cans are also for a number of residents living off of L Fork Wolf Creek Road and not in WCPOA.

Architectural Committee:

1. Paul has set up an Architectural folder on the BOD Gmail account for correspondence filing.
2. Fred and Eileen Slater at 12 Sundance Lane (VH-20/22) contacted the committee about removing some trees in preparation for construction. Paul reviewed and approved the trees to cut.
3. Mark and Leslie Funkhouser at 2 Goshawk Lane (VH-18) are working on building plans for submittal.
4. Construction work for Fred Chapman and Eleonor Schneider at 7 Goshawk Lane (VH-11) is in process. We still need to see and approve siding and roof samples. Some larger trees have been removed during the foundation work. Tree removal was previously approved but Paul will send them a reminder note regarding any added plans.
5. Rob Wells new shop building at 20 Cottonwood Drive (CM-16) is taking shape.
6. Construction for James and Pandora Januszewski at 7 Cottonwood Drive (CM-30) has been completed.
7. Paul suggested that Sundance Lane might be widened now that three residences will be accessed.

Trails and Parks Committee:

1. Paul reported on activity regarding a connector trail between Aspen Lane (GM) and Winding Road (CM).
 - a. A work party was conducted on September 5th and the trail has been established. Additional work will be scheduled to complete the effort.
 - b. Signs should be ready soon for placement at the beginning of Winding Road indicating that it is a Private Drive and at either end of the trail stating that it is for use by WCPOA members only.

Website:

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1. Paul plans to review the bullet points on the New Construction page and get updates to Claus.
2. Dick requested that the 2020 budget file on the website be updated to a readable format. Also, the Fees, dues, assessments and fines file requires an updated revision date.
3. Dick has noticed that access to some information on other association web sites is restricted. Claus will look into implementation for future consideration.

Other Business:

1. Group texts were sent regarding the recent fire on Virginian Ridge. The fire was contained and it was a good test of the emergency texting system.
2. Dick mentioned an additional informative web site to follow in the future:
<https://www.fireweatheravalanche.org/fire/>

The next BOD meeting date and time was scheduled for October 24, 2020 at 9:00 AM.

The meeting was adjourned at 10:45 AM.

Respectfully submitted,
Dick Nova, Secretary