

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

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March 4, 2021 – Meeting held remotely

*Note: No meeting was held in February 2021.*

Meeting called to order at 9:03 AM by President, Bob Rohde, presiding.

Attending:

Directors: Bob Rohde, Paul Smith, Bill Bley, and Dick Nova  
Facilities Manager: Alan Sodell

## **Secretary Report:**

1. Minutes of the January Board of Directors (BOD) Meeting were approved as amended.
2. Minutes of the January Budget Special Meeting were approved as written.

## **Facilities Manager Report:**

1. Two water system equipment failures were resolved.
  - a. The pressure reducing valve in the Cottonwood pumphouse was replaced. The valve was 35 years old and water pressure was 90 PSI when it should be 60 PSI. Anything over 80 PSI is an issue. The high pressure had been called to Alan's attention by Peter Soderquist.
  - b. The chlorinator pump at the reservoir had been acting up. Alan discovered sediment in the tubing and check valve. The tube was replaced.
2. Alan plans to follow up on scheduling the dead tree removal above L Fork Wolf Creek Road.
3. Alan will be contacting Palm Construction regarding road grading this spring/summer.
4. We may not need additional snow plowing this season. Alan will have an additional conversation with Cascade Concrete regarding concerns prior to the start of plowing next season.
5. We have still been unable to arrange a plumber to replace the suspect water system source meters.
  - a. Kris is willing to do the work if necessary.
  - b. Bob will call Russ Thomas again.
  - c. Alan will try High Mountain Plumbing.
6. Paul indicated that he had a guideline document for installation of residence water meters. Alan also has guidelines. They will compare notes.
7. Paul asked Alan to watch out for and fill potholes as the snow thaws.
8. Alan's activity report for January:
  - a. Chlorine sampling
  - b. Coliform sampling
  - c. Source meter readings
  - d. Updated map and members spreadsheet
  - e. Shoveled paths to pumphouses

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- f. Verified adequate propane level in generator
  - g. Worked with Cascade Concrete to resolve plowing issues on Cottonwood
  - h. Joined AWWA (American Water Works Assoc.) and have taken advantage of their free online courses
9. Alan's activity report for February:
- a. Chlorination sampling
  - b. Coliform sampling
  - c. Source meter readings
  - d. Shoveling paths to pumphouses
  - e. Replaced faulty PRV (Pressure Relief Valve) in Cottonwood pumphouse. Static pressure was reading 90 PSI and was unable to lower. Anything over 80 PSI can damage appliances.
  - f. Attended a 3 hour webinar regarding upcoming changes to WUE (Water Use Efficiency) reporting.
  - g. Repaired chlorinator pump operation by replacing tubing which was constricted due to sediment buildup as well as at the check valve.

### **Treasurer Report:**

1. Bill will have quarter end budget results next month.

### **Presidents Report:**

1. Bob reopened discussion on the use of temporary trailers and RVs.
  - a. Following discussion, he proposed that we withhold any action until there is a complaint.
  - b. Paul offered that precedent should not be an issue moving forward.
  - c. All agreed.
2. Paul and Bob had both done additional research on a schedule of fines for non-compliance of CC&Rs and/or failures to comply with decisions and directives from the BOD.
  - a. It was noted that there have not been too many issues, e.g., speeding, tree cutting, and building completion.
  - b. Bob's recommendation is to keep it simple and flexible.
  - c. He suggested we consider fines related to trailers or RVs on lots.
  - d. Following input, Bob decided to review and revise the fine schedule.
  - e. Paul will consider and propose specific fines related to architectural guideline violations.
3. On a related subject, Bill reported that the member in Cottonwood that had been fined for failure to screen their solar panel array had paid an additional \$800 fine.
  - a. To date the member has forfeited the \$3000 building deposit and paid \$800.
  - b. Fines continue to accumulate.
  - c. An escalating fine was discussed. Bob will craft a proposal to be reviewed at the next meeting.

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4. There was brief discussion about members that own unconsolidated lots but are paying single dues due to lack of intent or restriction on building on the second lot.
  - a. Dick noted that there are related notes on the Okanogan Assessor site on at least one parcel.
  - b. Bob agreed to follow-up with one homeowner.

### **Architectural Committee:**

1. Paul requested that Alan and Kris take over coordination of the upgrade to the pumphouse in Cottonwood. Alan agreed.
2. Fred Slater has sent plans to the committee for home construction at 12 Sundance Lane (VH-20/22).

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

1. Paul sent a message to members about the association trails with requests and recommendations on use with softening snow. He has posted snowshoe only signs on the Paul Smith Trail that appear to be working.
2. Gail Nova has been maintaining the Connector Trail and it has stayed in good shape.

### **Website:**

1. No report.

The next BOD meeting date and time was scheduled for April 8, 2021 at 9:00 AM.

*Note: Following conclusion of the meeting the next meeting was rescheduled for April 13, 2021 at 9:00 AM.*

The meeting was adjourned at 10:10 AM.

Respectfully submitted,  
Dick Nova, Secretary