

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

August 15, 2020 – Meeting held remotely

Meeting called to order at 9:01 AM by President, Bob Rohde, presiding.

Attending:

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

Facilities Manager: Alan Sodell

Assistant Facilities Manager: Kris Borgias

Secretary Report:

1. Minutes of the July Board of Directors (BOD) Meeting were approved as amended.
2. Draft minutes of the June Association General Meeting were approved to be posted to the website.

Facilities Manager Report:

1. Mike Pendergraft of Evergreen Rural will be working with Alan and Kris to conduct a water audit of our system. Following discussion it was recommended and agreed that the audit be conducted when the meters are read in October.
2. Mike Pendergraft recommended we contact Rick Rose with the US Department of Agriculture regarding loan availability for any potential larger scale water system repairs and improvements. Bob will contact Rick.
3. OCEC has scheduled a site visit on Monday to review and estimate the job to get power to the vault in GM for a booster pump.
4. NW Backflow Devices plans to complete testing on Tuesday. Billing for backflow testing was discussed.
 - a. Steve Krause was still listed as the Facilities Manager and was incorrectly sent the initial invoice from NW Backflow Devices.
 - b. Alan retrieved the bill and sent individual invoices to homeowners.
 - c. Bill indicated that the Association normally makes payment and then members are charged with the normal water billing. Alan will contact the members who had been invoiced.
5. A potential buyer of 46 Cottonwood Drive (CM-8) has requested a certification of guarantee of water supply. We do not have the rights to send them anything beyond what is stated in the CC&Rs. Bob will follow-up on the request.
6. Alan has been unable to line up someone to cut down the dead trees leaning above L Fork Wolf Creek Rd and asked for any contacts. Both Bill and Dick said they would forward recommendations.
7. Alan's activity report for July:
 - a. Chlorine sampling
 - b. Coliform sampling
 - c. Source readings
 - d. Well depth measurements
 - e. Filled in potholes on Cottonwood

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- f. Backflow device testing
- g. Worked on booster pump project
- h. Straightened GM street sign

Treasurer Report:

- 1. Bill reported all is running smooth.
- 2. We have received the first title transfer fee that was approved at the last BOD meeting. It was agreed that we should communicate that the fee is the responsibility of the selling party.

Presidents Report:

- 1. Bob requested we discuss further the timing and plan for water system leak detection.
 - a. If leaks are discovered contractors will need to get lined up.
 - b. Kris mentioned that we were unable to locate transmission line leaks during listening tests conducted last year.
 - c. Paul said that additional flow meters and valves could be installed.
 - d. Dick suggested that Mike Pendergraft could be consulted for recommendations prior to the audit.
 - e. Bill requested that Alan and Kris put together a plan of action for review.

Architectural Committee:

- 1. Bill and Dick both reported that a travel trailer has been placed at 2 Goshawk Lane (VH-18). Since no building plans have been submitted and construction has not been initiated this is in violation of the CC&Rs. Paul will contact the member.
- 2. Paul asked if anyone had noted a trailer at 12 Sundance Lane (VH-20/22). Bill said he would take a look.
- 3. Dick said that building construction began as of August 10th for Fred Chapman and Eleonor Schneider at 7 Goshawk Lane (VH-11).
- 4. Paul indicated that construction at 7 Cottonwood Drive (CM-30) has yet to be completed. There remains a long open trench between the garage and the septic tank. We had previously granted a 12 month extension for completion to August 27, 2020. All agreed that we should stick to the deadline and fines will be levied as necessary. Paul will contact the members.

Website:

- 1. No report.

Trails and Parks Committee:

- 1. Paul said that Dick Garing has volunteered to join the committee.
- 2. Paul reported on activity regarding a connector trail between Aspen Lane (GM) and Winding Road (CM).

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- a. A message was sent to the four property owners bordering the existing easement regarding the desire to make the trail official. One owner responded with concerns which were considered in a response. No reply has been received to date.
- b. The trail has been used for years by some residents.
- c. Paul recommended that in order to address concerns we place a sign at the beginning of Winding Road indicating that it is a Private Drive. In addition, we would place signs at either end of the trail stating that it is for use by WCPOA members only.
- d. Bob asked if the trail could be relocated. The response was that it could be shifted somewhat but that the resulting path would not be substantially different.
- e. A motion was made and passed to start development of the connector trail including aforementioned signage for the road and trail.
- f. Bill added that we should give recognition to the bordering property owners in any announcement message to the association membership.

The next BOD meeting date and time was scheduled for September 19, 2020 at 9:00 AM.

The meeting was adjourned at 10:10 AM.

Respectfully submitted,
Dick Nova, Secretary