

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

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October 24, 2020 – Meeting held remotely

Meeting called to order at 9:02 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 September Board of Directors (BOD) Meeting were approved.

## **Facilities Manager Report:**

1. Water meter readings were done on October 15<sup>th</sup>. There were no issues accessing vaults.
2. Mike Pendergraft of Evergreen Rural did not conduct the water system audit as planned during the meter readings. He did offer ideas on locating leaks by closing valves in sections and monitoring pressures but first plans to return with a calibration tool to make sure the source meters are working properly.
3. There have been ongoing issues with the booster pump servicing Wimberger (GM-30/31) and Clark (GM-32).
  - a. The pump has been running hot and intermittently shutting down with an overload error.
  - b. Irrigation Technology determined the issue is a faulty check valve which they quoted \$5K to replace. Alan will continue looking for a local plumber.
  - c. In the meantime, to save the pump from further stress the other booster pump that provides pressure for homes on Virginian Ridge is currently being used for Wimberger and Clark.
  - d. Discussion followed as to whether one pump could be used long term for all the homes with the other as backup.
4. Alan left a follow-up message with Saul Labanauskas of Brothers Fire LLC regarding removal of the dead trees leaning above L Fork Wolf Creek Rd.
5. Reservoir cleaning and inspection is to be completed by next month.
6. Alan and Kris finished installing trail usage signs for the new Connector Trail and the Paul Smith Trail in addition to Private Drive signs at the beginning of Winding Rd and Park Ln.
7. Alan's activity report for September:
  - a. Chlorine sampling
  - b. Coliform sampling
  - c. Source readings
  - d. Pumphouse pipe repair
  - e. Pressure tank boosting at reservoir
  - f. Low pressure measurements
  - g. Change of ownership processes

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### **Treasurer Report:**

1. Bill sent out the 3<sup>rd</sup> quarter budget report prior to the meeting.
  - a. As noted last month our net total income is tracking above plan.
  - b. Dick asked about higher tax expenses recorded and Bill explained that revenue from increased maintenance fees triggered the tax payment.
2. We have received no response from the member residing at 72 Cottonwood Drive (CM-2) for failure to complete appropriate screening of their solar panel array. A \$100/month fine has continued to accrue. Due to prior overpayment of water fees there is currently a \$105 credit on the account. A summary with balance owed will be included with the current water invoice. Paul will draft the letter.

### **Presidents Report:**

1. Bob referenced the water system meter readings and loss calculations from the October report summary which indicates a total loss of 26%.
  - a. Dick responded that the data to our knowledge is accurate.
  - b. It was decided that calibration of the source meters will be checked prior to further action.
2. Bob has continued work to explore a long-term loan for water system upgrades and improvements.
  - a. Rick Rose from USDA indicated that we would be eligible for a loan with our current percentage of permanent residents.
  - b. Bob also contacted Pace Engineering about upgrading their 2013 analysis. They quoted \$2500 to update the report.

### **Architectural Committee:**

1. It was discovered that the home at 28 Cottonwood Drive (CM-12) was sold and closed without any notification to the association. Paul will follow-up with the title company.
2. Fred and Eileen Slater at 12 Sundance Lane (VH-20/22) contacted the committee about removing additional trees in preparation for construction. Paul & Dick reviewed and approved the trees to cut.
3. Mark and Leslie Funkhouser at 2 Goshawk Lane (VH-18) submitted building plans that were approved. They are working with Alan for water system connection.
4. Foundation and site work for Fred Chapman and Eleonor Schneider at 7 Goshawk Lane (VH-11) has continued. The company that is prefabricating the walls plans to be on site November 9<sup>th</sup>.
5. Rob Wells new shop building at 20 Cottonwood Drive (CM-16) is coming along.
6. Paul is working on revisions to the Architectural Committee Checklist and the New Construction Requirements bullet points on the website.
7. Kris reported that Gaylen Willet at 11 Cottonwood Drive (CM-29) asked about camping on the property with a tent trailer.

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- a. This is prohibited per the CC&Rs. Other owners and prospective purchasers have made similar inquires and have been told that it is not allowed.
- b. Additional discussion included whether to distinguish between camping on an open lot vs. property with a residence and the need to publish clarification and enforcements.
- c. It was agreed that the subject would be continued at a subsequent meeting.

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

1. An announcement message was sent to the membership about the new Connector Trail between GM and VH/CM. All feedback has been positive. Signs were put up at either end of the trail at the start of Winding Rd.
2. Exploration has continued on a trail between lower VH/GM and the Community Park off of Park Ln.
  - a. There are issues in routing and grade with the designated existing easements.
  - b. A long-used partial trail between VH-7 and VH-8 is under consideration. Paul and Dick Garing met with Rich and Al Adams to walk and discuss a potential route. Next steps will be to talk further with the Adams and Patrick, owners of VH-8. A subsequent easement would need to also be investigated.
  - c. Dick mentioned that Gail Nova had begun initial work on a walking trail within the VH Community Park.

### **Website:**

1. Claus looked into restricting portions of the association website for security purposes and has preliminarily determined that it would be fairly involved.

### **Other Business:**

1. Paul reported that there are trees on both sides of L Fork Wolf Creek Rd that appear to have fallen off of a truck or trailer. He is attempting to track down the source.
2. Paul and Alan both have the urgent text notification system application and will send out a test text and email in order to update contact information.

### **Executive Session:**

1. Following regular business, the board moved into an executive session to discuss employee performance and compensation.

The next BOD meeting date and time was scheduled for November 21, 2020 at 9:00 AM.

The meeting was adjourned at 10:33 AM.

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Respectfully submitted,  
Dick Nova, Secretary