

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

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August 15, 2019 at the home of Bob & Kelly Rohde, 28 Green Meadows Drive

Meeting called to order at 9:08 AM by President, Bob Rohde, presiding.

Attending:

Directors: Paul Smith, Bob Rohde, Claus Giloi (remotely), and Dick Nova

Assistant Facilities Manager: Kris Borgias

## **Secretary Report:**

1. Minutes of the July Board Meeting were approved as written.
2. Draft minutes of the June Annual General Meeting were approved.
  - a. Association approval will be requested at the 2020 General Meeting.
  - b. The draft minutes will be posted to the website.

## **Facilities Manager Report:**

1. The chlorinator pump in the reservoir room once again was inconsistent.
  - a. The pump was rebuilt and then after conferring with Mike at Evergreen Rural the pump was replaced with a newer style.
  - b. Additionally, it was determined there was a faulty float switch.
2. An intermittent control relay issue for the main well pump in Cottonwood was discovered.
  - a. Contacts were cleaned and then 2 relays were replaced.
  - b. The pump control system is somewhat convoluted and confusing. Pat Norwil of Norwil Electric in Twisp was involved in the design and may be called out to troubleshoot.
3. It was noted that the two well pumps no longer alternate. The circuit was bypassed last year when we had the major leak in Cottonwood and the bypass should be removed.
4. There was some discussion about adding a telemetry warning notification for issues logged at the reservoir room. This subject was raised previously and should be revisited.
5. Alan's activity report for July:
  - a. Chlorine sampling.
  - b. Coliform sampling.
  - c. Read and recorded source meters.
  - d. Corrected water delivery issue to Virginia Ridge on July 21<sup>st</sup>. Problem due to flaky relay which controls well pumps in Cottonwood.
  - e. Worked with Mike from Evergreen Rural to get his recommendations for pump house improvements.
  - f. Working on getting a plumber to replace a faulty check valve, as well as some old pressure gauges.
  - g. Cleared trail of vegetation from head gate to fish screen.

## **Treasurer Report:**

1. No report this month.

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## **President Report:**

1. Bob has reviewed the Association, Officers and Employees liability policy and determined that the coverage may be insufficient.
  - a. Quotes have been requested from brokerages.
  - b. Amendments to the indemnification section of the bylaws are also recommended.
2. The audit report from the recent Okanogan Public Health inspection was received. Two recommendations were noted.
  - a. The reservoir hatch gasket should be replaced.
  - b. The reservoir overflow line should be extended.
3. Methow Trails would like to explore routing the summer trail through Cottonwood. Discussion followed and included trail routing on the road, a one year trial period, and a revocable agreement. It was agreed that they would need to initiate contact and get agreement from any trail adjacent property owners.

## **Architectural Committee:**

1. Dick reported that excavating for septic and foundation will begin soon for Fred Chapman and Eleonor Schneider at 7 Goshawk Lane (VH-11). They have been asked to send in their building deposit.

## **Web Site:**

1. Claus added a Contact page to the web site and deleted the Firewise page.
2. Bob has some revisions to the New Construction page.

## **Good of the Order:**

1. Paul attended and reported on the Upper Methow Valley HOA - BBQ & mixer that was held at Pete & Marian Speer's home in Edelweiss on July 27<sup>th</sup>.
  - a. Recent activities in Edelweiss included a reserve study followed by a couple of rounds at getting approval for owner assessments.
  - b. In Pine Forest tree thinning continues as a high priority.

The next meeting will be held September 10<sup>th</sup> at 9:00 AM at the home of Bob & Kelly Rohde, 28 Green Meadows Drive.

The meeting was adjourned at 10:27 AM.

Respectfully submitted,  
Dick Nova, Secretary