

Minutes of WCPOA General Meeting

June 22, 2019

The meeting was commenced at 9:30 am. In attendance were the Board members except for Dick Nova. Also in attendance were three Association members.

The minutes of the June 18, 2018 General Meeting were approved.

The Treasurer, Bill Bley, reported that the Association finances were on target for the year.

Alan Sodell, our new Property and Water Manager, reported on the water system and roads including the following:

- All tests on the water system for contaminants have been negative
- A leak detection analysis is scheduled
- Ongoing problems with the chlorinator and booster pumps have been fixed
- The roads will be dust controlled
- There will be minor regrading at the GM and CW entrances

President Paul Smith reported that we are in a much better place this year than last. Last year, Steve Krause had just resigned after less than a year as Water Mgr. We were forced to seek a new trainee. A newspaper ad generated 23 responses. We conducted several face to face interviews. Longevity became important and we structured the compensation plan to offer a length of service bonus after 5 years.

We had several good candidates and one excellent one. We hired Alan Sodell, the excellent one. We also decided that we needed a backup manager for times when Alan was unavailable. We hired Kris Borgias.

Pete Soderquist served as interim WM until Alan passed his test but now is no longer part of our staff. He should not be bothered by members, instead contact our current staff or a board member. Alan and Chris's contact information can be found on the Association website under "Water System."

The Firewise Committee is no more. Thanks to Dottie Wilson for chairing.

Last August we found and repaired a massive 70 GPM leak in Cottonwood. That reduced our system leakage (Oct-April) to only 3.8 gallons per minute. Our next 12 month usage and leak numbers should look much better. We will continue trying to reduce leakage but it's not feasible to spend a fortune to repair a few small leaks.

The Paul Smith Creek Trail is popular. Going forward, we are looking into an easement that appeared on early maps that we could use to connect GM with CM. We will be looking for trail building volunteers.

Bob Rohde, the incoming President, thanked Paul for his diligent efforts on behalf of the Association over the past four years, then told a Three Stooges anecdote and closed the meeting.

Note: No new members offered to serve on the Board. Dick Nova, Claus Giloi and Paul Smith were reelected to the board, but only after a plea from Paul for members to send in their ballots so that we would have a sufficient number cast. This is the second year in a row that this was necessary. Please make our jobs easier (we are all volunteers) by sending in your ballots.