

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

May 6, 2020 – Meeting held remotely

Meeting called to order at 9:04 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 April Board of Directors Meeting were approved as revised with one addition from Paul.

Facilities Manager Report:

1. The sale is complete at 3 Goshawk Ln (VH-17). Rick and Kay Grimstead sold to Kerstin and Damyan Pepper. Due to an error by the closing agent a check for duplicate payment of dues was returned.
2. Water meter readings were conducted on April 16th.
 - a. Leaks were discovered via the readings at three residences. All leaks were on the owner's side of the meter and they have been notified.
 - b. Total water loss numbers calculated from the source and distribution meters were approximately the same as last year. No action is required at this time.
3. Alan talked again to Justin Haase Excavating regarding road maintenance.
 - a. A backlog of work has just resumed following the COVID-19 shutdown and our work might be delayed further.
 - b. The roads are in fairly good shape. Alan proposed that we could proceed with dust abatement and that he and Kris would spread gravel in low areas as necessary.
 - c. Bill suggested that if we delay road grading until next year that we send an explanatory message to the association members.
4. Alan and Kris have cleared and burned some piles of branches and debris.
 - a. Paul reminded everyone that proper burning protocols need to be followed. Dick recalled that a guideline document is available.
 - b. The irrigation ditch along Green Meadows Drive was cleared and the cleanout piles were left at the side of the road. Alan was asked to talk to the member who did the work and get the piles collected and disposed.
5. Paul stated that the water pressure at his home appears to have decreased. Alan will get with Paul to check the measurements and also determine if power is available in the vault at the SW corner of Green Meadows Dr. A booster pump at this location would service a few homes in Green Meadows.
6. Alan's activity report for April:
 - a. Chlorine sampling
 - b. Coliform sampling

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- c. Source meter readings
- d. Ordered gravel & filled in potholes in GM
- e. Cut up and cleared debris on trail near fish screen
- f. Secured supply of bleach from Hanks
- g. Ordered and installed doggie poop bags with signage at GM & CM entrances
- h. Read meters & completed billing spreadsheet
- i. Met with Fish & Wildlife regarding fish screen & ditch
- j. Cleaned debris out of ditch
- k. Signed up for an online class through Evergreen Rural on Disinfecting Techniques

Treasurer Report:

1. The building deposit will be expended by the end of May due to fines for failure to complete appropriate screening of the solar panel array at 72 Cottonwood Drive (CM-2). Paul volunteered to notify the owner, Peter Tarczy-Hornoch, that a \$100/month fine will continue to accrue and will be added to yearly maintenance fees.
2. Bill indicated that snow plowing seemed to be high this last season at \$5457 vs \$3100. Other directors felt it was likely warranted given the snow accumulation and slush plowing.

Presidents Report:

1. Methow Trails has contacted the association with a desire to provide a summer use trail for cyclists and walkers roughly following the Methow Community Trail (MCT) through Cottonwood Meadows.
 - a. They would like to make it a dog-friendly trail.
 - b. The trail would cross personal property at the east end (Borgais/Hubrig and Napier) and west end (Tarczy-Hornoch) and follow the roadway between. Apparently they have received approval from Napier and Tarczy-Hornoch.
 - c. Kris provided some history dating back to 2013 along with current usage and related information.
 - i. Even though the trail is not sanctioned Methow Trails is not currently discouraging use.
 - ii. A Squamish, BC company, pinkbike, set up a web site, trailforks.com, that shows trails in the valley including the MCT. Unfortunately, Cottonwood is not the only area where the trail is shown on private property.
 - iii. Usage has increased and there have been some instances of disruptive users very early in the morning. Kris is concerned with the volume of use with potential of shuttle service increasing it further.
 - d. The Cottonwood neighbors have been conferring on the subject with a number of messages already sent to the BOD.

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- e. Significant discussion followed.
- f. Bob and/or Paul will follow-up with the affected residents to get their input prior to the board responding to Methow Trails.
2. Signs were posted at the entrance to Green Meadows and Cottonwood Meadows stating “Thanks for cleaning up” after your dog.
 - a. A Green Meadows resident took offence to the sign due to the image of a dog pooping and went so far as to remove the sign.
 - b. The BOD agreed after discussions that new signs would be procured that follow a similar design to the other association signage. No waste bags will be included.

Architectural Committee:

1. Paul and Dick met with Ron Perrow at his job site on VH-20/22.
 - a. A number of neighbors had enquired and asked about the “logging operation” being conducted and there had been email messages back and forth with Ron.
 - b. Ron expanded and widened the road to the property in order to facilitate fire truck access and make the lot more desirable to a potential buyer.
 - c. Trees were taken down in the process and Ron was seeking approval to take down two additional trees. Paul and Dick approved the removal of the additional trees.
 - d. The definition of a hazardous tree per CC&R 12.3 A. was discussed at some length along with the point that the BOD needs to be contacted prior to tree removal being performed.
 - e. Ron said that he would tell his real estate agent that a buyer would need to contact the BOD if they wished to remove any more trees.
2. Steve Krause has volunteered to assist removing a three-trunk dead tree just above the upper portion of Left Fork Wolf Creek Rd. He obtained bids for the work and would help if he could have the wood. There was a feeling that the wood should be made available to association members. Bob will take a look at the tree when he returns to the valley.
3. As recorded in the minutes last month Jim & Peggy Asa’s request to install a rooftop solar array at 24 Green Meadows Drive (GM-8) was approved.
4. There has been no follow-up from Rob Seckinger regarding his request to erect a tower with a Wi-Fi radio at the top for internet reception on VH-18. It was noted that the lot is back on the market for sale.

Web Site:

1. No report this month.

New Business:

1. There have been two reports of nuisance dogs in the association.
 - a. Paul talked to a new member in Virginia Hills and suggested they consider invisible fencing to maintain control of their dogs.

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- b. An incidence in Green Meadows was considered to be a one-time occurrence.

Executive Session:

- 1. Following regular business, the board moved into an executive session to discuss association liability insurance coverage.

The next meeting date and time are TBD.

The meeting was adjourned at 10:35 AM.

Respectfully submitted,
Dick Nova, Secretary