

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

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January 28, 2021 – Meeting held remotely

Meeting called to order at 9:10 AM by President, Bob Rohde, presiding.

Attending:

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

Facilities Manager: Alan Sodell

Association Members: Fred Slater, Mike McPhaden and Jan Erickson

## **Secretary Report:**

1. Minutes of the December Board of Directors (BOD) Meeting were approved as written.

## **Facilities Manager Report:**

1. Alan commented on feedback he has received and issues with snowplowing by Cascade Concrete this season.
  - a. The plowing has been happening later and later. Loren (our plow driver) has said he has been waiting for additional forecasted snow to accumulate.
  - b. Bill indicated that cars being driven on unplowed roads are creating significant ruts.
  - c. Mike McPhaden said that they switched from Cascade for their driveway plowing due to unresponsiveness.
  - d. Paul felt the recent work by the larger front loader was overdone.
  - e. Alan will meet with Melissa at Cascade Concrete to express our concerns.
2. Alan had updated the association membership list and property map and distributed them via email to members.
  - a. Bill suggested that the font size and color of addresses on the map could be changed in the next revision.
  - b. Bob inquired as to why the membership list does not show mailing addresses. Paul explained that there are two lists – one for members and another contact list for the BOD and our accountant. Alan will distribute the updated contact list to the BOD.
3. Liquid Vision has informed us they intend to inspect and clean the water system reservoir in April. We will need to determine how to lift the heavy access lid prior to that time.
4. Alan's activity report for December:
  - a. Chlorine sampling
  - b. Coliform sampling
  - c. Source meter sampling
  - d. Updated property map
  - e. Snow shoveling

## **Treasurer Report:**

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1. The 2021 WCPOA operating budget was ratified prior to the start of the regular BOD meeting.
2. There was no additional report.

### **Presidents Report:**

1. Bob opened discussion on the use of temporary trailers and RVs.
  - a. The CC&Rs only allow use during construction.
  - b. Jan Erickson suggested prior approval could be requested.
  - c. Mike McPhaden added prior approval for more than a long weekend.
  - d. Fred Slater thought that a permit system might be appropriate.
  - e. Bill offered that we might consider a 10 day/year maximum.
  - f. Bob will draft a proposal for future BOD consideration.
2. Dick commented that a resident either in CM or below on Wolf Song Road has been riding a snowmobile on Winding Road and up the old logging road into the property to the west of the association.
3. Bob drafted a schedule of fines for non-compliance of CC&Rs and/or failures to comply with decisions and directives from the BOD.
  - a. The fines proposed are \$100 for first violation, \$150 for second and \$200 for third.
  - b. Paul felt the fine amounts should be increased.
  - c. The fine schedule will be reviewed at a subsequent meeting.
4. Bob indicated there is no new news about long-term loan options for water system upgrades and improvements.
  - a. He reiterated a loan may be available at 1.75% over 40 years from the USDA. This would equate to approximately \$380 per year per member.
  - b. We still need to replace the source and reservoir water meters before proceeding. Bob has put another call into Russ Thomas.

### **Architectural Committee:**

1. Paul explained to the members present that an upgrade to the pumphouse in CM is planned due to the fire damage risk of the current building.
  - a. There were no new developments from Rob Wells who is managing the project.
  - b. Mike McPhaden asked if the 2021 budget is in the red due to the pumphouse replacement and whether an assessment would be required. Bill explained that the budget is conservative both in the pumphouse cost estimate and since only one new water system connection income is budgeted and that no assessment is needed.
  - c. Jan Erickson asked if the old pumphouse in GM was of any concern. It was stated that only water system valves were currently housed in that structure and it was likely not of concern.
2. Fred Slater said that they hoped to start home construction at 12 Sundance Lane (VH-20/22) in the spring.

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3. Modular walls and roof assembly for Fred Chapman and Eleonor Schneider at 7 Goshawk Lane (VH-11) had been rescheduled for sometime in April.

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

1. Paul noted that some people have been walking on the association trails while the snow is soft leaving very deep footprints. Consequently, the trails become quite difficult to walk on even with snowshoes. If necessary, we may have to limit use to snowshoes only when it is warmer.
2. Gail Nova has been maintaining a temporary trail from the end of Winding Road up to Park Lane as well as a loop trail in the park.
3. Paul intends to send a message to members reminding them about the winter trails and appropriate use when the snow is soft.

### **Website:**

1. The 2019 Bylaws amendments to sections 6 and 12 have been added to the website.

The next BOD meeting date and time was scheduled for March 4, 2021 at 9:00 AM.

The meeting was adjourned at 10:07 AM.

Respectfully submitted,  
Dick Nova, Secretary