

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

June 6, 2018 at the home of Paul & Jacque Smith, 16 Left Fork Wolf Creek Road

Note: No meeting was held in May 2018.

Called to order at 1:01 PM by President, Paul Smith, presiding.

Attending:

Directors: Paul Smith, Bill Bley, Bob Rohde, Claus Giloi, and Dick Nova
Water System & Property Manager: Steve Krause

Secretary Report:

1. Minutes of the April Board Meeting were approved with one minor edit.

Water System & Property Manager Report:

1. McHugh's Excavating completed road maintenance and grading in all sections of the association. Graded dirt and weeds that accumulated in the ditch alongside Cottonwood Drive is being cleaned out.
2. Cascade Concrete completed dust abatement on all main roads in the association. Spreading was not as wide as last year but should be adequate.
3. Water system leak detection is scheduled for June 7th. Steve and Pete are planning to accompany the test company representative.
4. Steve and Pete will be working on the Water Use Efficiency Report this week.
5. Backflow assembly testing is scheduled for June 9th. All effected members have been notified. Pete will consult with Steve.
6. Weed spraying was completed. Additional spraying will be conducted in July as needed.
7. Claus had noted potential errors in the water billing spreadsheet that may have resulted in overcharges to some members who used water in excess of the base tier. Claus and Paul will review prior billings and initiate refunds as appropriate.
8. Pete had discovered that the water meter for Oesterle's at CM-31 had not been installed. The meter is now in place.
9. Steve's accountability report for April:
 - a. Coliform and chlorine testing delivery and adjustments
 - b. Mouse clean-up in CW shed, set traps
 - c. Ride along with McHugh, Pennock and Palm
 - d. Grease pumps
 - e. Run errands for materials...paint, flags, bleach, traps
 - f. Irrigation ditch cleaning
 - g. Facilities inspections
 - h. Paint and label water meters
 - i. Water meter readings
 - j. Water connect Januszewski supervision
 - k. Work on address list
 - l. Weed spray supervision

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10. Steve's accountability report for May:
 - a. Ditch and chlorine maintenance
 - b. Russian Thistle control
 - c. Coliform testing
 - d. Reset power to V-Ridge pumps
 - e. Mow and weed wack
 - f. Oversee road project and dust abatement
 - g. Meet with contractors
 - h. Osterle connection
 - i. Oversee Cottonwood ditch clean-up
 - j. WEU report
11. Pete's accountability report for May:
 - a. Water Use Efficiency report discussion with primary PM/WSM
 - b. Water billing xls discussion/research with BOD member
12. Steve informed the board that he will be resigning his position as Water System & Property Manager. Steve's wife Betty needs to take care of her parents who live in Croatia. Consequently, Steve will be spending considerable time with her in both Croatia and California and will be unable to perform his duties for the association. He plans to be here until mid-September and will assist in helping look for a replacement.

Treasurer Report:

1. Dick collected contractor billings as well as water use payments during Bill and Paul's vacations. To date 42 out of 56 water payments have been received.
2. Bill raised the subject of finding a way to lessen the administrative tasks currently taken on by members of the board. Discussion followed, including ideas listed below. Paul will consider the suggestions.
 - a. Having the bookkeeper take on more responsibility with auditing by the Treasurer.
 - b. Explore hiring a general manager.

President's Report:

1. A membership directory update is nearly complete.
2. The Wolf Creek Park Trail clearing project was held April 28th. Ten members joined in the effort. This was our yearly event to continue to be a recognized Firewise Community.
3. Paul attended the Firewise Committee meeting on April 26th in Bob's absence. Reflective address numbers are still needed for homes recently constructed. It was suggested that this requirement be added to the Architectural Committee Checklist as well as the website.
4. Paul drafted a letter to state participants in the December 4th conference call to discuss water system improvements expressing our disappointment in their lack of forthrightness regarding funding possibilities.

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5. Bob raised the subject of the DNR timber harvest sale planned for Virginia Ridge. A number of owners responded with comments to the DNR. Discussion followed regarding the May 21st public meeting that was held. Board members continue to be concerned with the impact this will have in our area. Bob will continue to monitor the status of the sale and plan.

Web Site:

1. Claus has added a Firewise page to the website.

Architectural Committee:

1. A neighbor has raised an issue with the solar panels recently installed at the Tarczy-Hornoch residence, 72 Cottonwood Drive (CM-2). Bob will follow-up regarding the requirement to add screening plantings and/or fencing.
2. Construction for Januszewski at CM-30 is underway and the contractor had requested a revision to the location of the septic drain field. Bob will review.
3. Previously discussed revisions to CC&R Section 10 Architectural Committee and Plan Review were finalized for ratification at the Annual General Meeting. Following approval of these revisions, the plan will be to create a new unofficial consolidation of the CC&Rs (Bill had compiled a previous document).

Good of the Order:

1. The Association Annual General Meeting will be held on June 23rd at 9 AM at the Winthrop Ice Rink meeting room.
 - a. Bob & Bill's positions are up for renewal.
 - b. Paul will send out an email soliciting interest in serving on the board.
 - c. Meeting notice and ballot will be distributed by June 9th.
 - d. Dick will send postal mail to those members who have not consented to electronic notice.
 - e. Paul stated that a copy of the 2017 AGM draft minutes will be included with the email to members asking for corrections prior to the meeting and that we will not read those minutes at the Annual General Meeting.
2. Funding options for future water system repairs and improvements was discussed, including assessments vs. building up the reserve fund as well as raising water rates. This subject is to be continued.

The next meeting will be held July 9th at 9:00 AM at the home of Bill & Dalene Bley, 21 Green Meadows Drive.

The meeting was adjourned at 2:53 PM.

Respectfully submitted,
Dick Nova, Secretary