

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

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June 3, 2019 at the home of Bill & Dalene Bley, 21 Green Meadows Drive

Meeting called to order at 9:05 AM by President, Paul Smith, presiding.

Attending:

Directors: Paul Smith, Bill Bley, Bob Rohde (remotely), Claus Giloi, and Dick Nova  
Water System & Property Manager: Alan Sodell  
Member guest: Delaine Clizbe

## **Secretary Report:**

1. Minutes of the May Board Meeting were approved as written.
2. Dick raised the subject of two potential CC&R amendments prompted by recent Architectural Committee review in addition to comments noted on an advertising flyer for an Association property for sale.
  - a. Clarify the restriction of “travel trailers” in 12.4.C Storage.
  - b. Clarify the restriction of “livestock” in 12.2 A Animals.
  - c. Following discussion it was agreed to revisit the proposals at a future time when there are additional items to consider.

## **Water System & Property Manager Report:**

1. A revised water system and property map was distributed to the board members. After a suggestion to provide copies to interested members at the annual meeting it was decided to email the map to members.
2. The chronic reset issue with the reservoir room booster pumps appears to be resolved. Alan revised control settings per the manufacturer recommendation and no reset was necessary following the recent power outage.
3. Alan met with Mike McHugh to review system roads for grading and maintenance. Just a few areas are in need of work. For efficiency Mike is waiting on an expected nearby customer prior to scheduling the job.
4. It was noted that a Green Meadows resident, who has been notified previously, continues to drive at excessive speed raising again safety and road maintenance concerns.
5. Water system leak detection at all listening points is scheduled for June 13<sup>th</sup>.
6. Dick had reviewed the water meter reading spreadsheet providing some formatting and formula updates as well as regrouping of summary statistics. Alan and Dick apprised the board on the changes. One item of note was that Cottonwood Meadows loss is only 4% of the system total and apparently the repair accomplished last year has been effective.
7. Alan has received a quote from Omak Machine to increase the size of the reservoir room expansion tanks associated with the booster pumped lines from 25 to 87 gallons. It was approved to proceed with the \$2574 improvement.
8. Weed spraying was completed. Alan was asked to contact the contractor to determine if there will be a follow-up as was done last year.

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9. Delaine Clizbe requested that the west Cottonwood Meadows Drive entrance be assessed for visibility due to relatively tall tree/shrubs.
10. Alan planned to measure our well depths and the drawdown (the drop in level of water in a well when water is being pumped) but Pete Soderquist did not have the necessary tool for measurement. Mike Pendergraft of Evergreen Rural has agreed to assist with the measurements.
11. Wolf Creek water flow is decreasing and consequently water level in the irrigation ditch is coming down.
12. The mistletoe growth near Wolf Creek has been removed.
13. Alan's activity report for May:
  - a. Chlorine sampling
  - b. Coliform sampling
  - c. Submitted WUE Report to the DOH
  - d. Worked on chlorinator pump
  - e. Went over road maintenance with Mike McHugh
  - f. Took 2 classes thru Evergreen Rural
  - g. Cleared vegetation around irrigation ditch and Cottonwood pump house

### **Treasurer Report:**

1. Bill distributed the FY 2019 Q1 financial summary and we are tracking very close to budget with no issues.
2. There are 6 of 58 overdue water fees and notices will be sent.
3. Alan now has an association credit card for incidental purchases.
4. Directors and officers liability insurance has been renewed.

### **Architectural Committee:**

1. Construction for the Januszewski residence at 7 Cottonwood Drive (CM-30) remains incomplete with no recent activity. Bob will check timing regarding the required 18 month completion.
2. Tarczy-Hornoch at 72 Cottonwood Drive (CM-2) have still not added plantings to screen their solar panel array as agreed. Bob will consider potential penalties and draft a letter.
3. Plans submitted by Delaine & Ronald Clizbe at 62 Cottonwood Drive (CM-4) to replace windows, add metal wainscoting, and paint their house have been approved.
4. Segaar & Ginn at 14 Cottonwood Drive (CM-18) have requested an expansion (for a RV) to previously approved plans for a carport and workshop addition. Negotiation with the committee is ongoing.
5. Jim Asa at 24 Green Meadows Drive (GM-8) has delayed until next year plans to install a solar panel array.

### **President Report:**

1. Trimming of the trees on the inner side of Green Meadows Drive is still in review.

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2. Bill has noted yellow ball growths on the trees at the bottom of Aspen Lane. It was agreed to have Alan contact an expert and get an assessment.
3. The large burn piles near the Paul Smith Trail along Wolf Creek have been burned and an email request was sent to trail adopters to work their sections.

### **Web Site:**

1. Claus will add an announcement and introduction to Kris Borgias as the Water System & Property Manager backup.

### **Old Business:**

1. The Annual General Meeting is scheduled for June 22<sup>nd</sup> at 9:30 AM at the Ice Rink meeting room. Paul will email the meeting notice along with ballots and the draft 2018 meeting minutes. The option to vote via email will be included.
  - a. Dick will review the list of members still requesting regular post mail and send the information appropriately.
  - b. Bill will provide a short financial update at the meeting.
  - c. Alan will give a Water System & Property Manager report.

### **Good of the Order:**

1. Paul would like to locate a connector trail between Green Meadows and Cottonwood Meadows.
  - a. One suggestion is between Brooks (GM-1) and Metler (VH-4).
  - b. An alternate path would be along the utility easement between the end of Aspen Lane and the end of Winding Road.
  - c. Board members will scout the options and the subject will be continued at a future meeting.

The next meeting will be held July 8<sup>th</sup> at 9:00 AM at the home of Claus & Theresa Giloi, 11 Green Meadows Drive.

The meeting was adjourned at 10:50 AM.

Respectfully submitted,  
Dick Nova, Secretary