

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

October 8, 2019 at the home of Bob & Kelly Rohde, 28 Green Meadows Drive

Meeting called to order at 9:01 AM by President, Bob Rohde, presiding.

Attending:

Directors: Bob Rohde, Bill Bley, Claus Giloi (remotely), and Dick Nova

Facilities Manager: Alan Sodell

Secretary Report:

1. Minutes of the September Board Meeting were approved as written.

Facilities Manager Report:

1. Alan & Kris conducted water meter readings yesterday, October 7th. Alan will input the data into the meter reading and billing spreadsheets. Dick will update the spreadsheet formulas as necessary. Bill will forward the billing information to our accountant at Bradshaw.
2. Alan met with Toby Pennock Excavation after talking with folks at Lost River and went over our system map.
 - a. One suggestion is to add a shutoff valve to the water supply line from Virginia Ridge.
3. Alan walked the transmission line with Mike Pendergraft from Evergreen Rural. The line was flagged and no obvious leaks were seen.
4. Alan's activity report for September:
 - a. Chlorine sampling
 - b. Coliform sampling
 - c. Source meter readings
 - d. Booster pump maintenance – Greased motor
 - e. Worked on trying to detect leaks along transmission line up hillside and placed flags along route.
 - f. Filled in potholes at entrances to GM and CM with gravel ordered from Cascade Concrete.
 - g. Worked with MVM Drilling to try and find the cause of loud noise coming from Wolf Creek ridge booster pump. Unable to determine source but pump is working properly. MVM measured pressure of the pressure tanks and they were very low. Compressor was used to bring pressure back up to 40 PSI and no leakage was detected.
 - h. Looking into using Toby Pennock exclusively for all major repairs that require excavating. Ron at Lost River has been very satisfied with Toby's work and spoke highly of him.
 - i. Met with Toby to discuss the freeze up at Federspiels and adding additional insulation in the suspect area was not recommended as a long term fix.

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Treasurer Report:

1. Bill distributed the FY2019 Q2 financial results and we continue to track close to budget.

President Report:

1. By-Laws Section 12. Liability of Officers and Directors and Section 6. Powers and Duties of the Board of Directors were amended and approved at the September board meeting. Bob will research how to properly record the amendments.
2. Bill recommended and the board approved that we consolidate and record the accumulated CC&R amendments to date. Alan will proceed with help from Bill as needed.

Architectural Committee:

1. Dick reported that building site prep work had been accomplished for Fred Chapman and Eleonor Schneider at 7 Goshawk Lane (VH-11) but home construction was yet to commence.
2. The \$100/month assessment for Peter Tarczy-Hornoch at 72 Cottonwood Drive (CM-2) is continuing. It was noted that some plantings to screen their solar panel array have been added. Bob will review the work.
3. Segaar & Ginn at 14 Cottonwood Drive (CM-18) have indicated that construction of their carport and workshop addition is completed. Bob will determine if their deposit should be refunded.

Executive Session

1. Following regular business, the board moved into an executive session to discuss employee compensation.

The next meeting will be held November 12th at 9:00 AM at the home of Bill & Dalene Bley, 21 Green Meadows Drive.

The meeting was adjourned at 9:40 AM.

Respectfully submitted,
Dick Nova, Secretary