

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

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

Meeting called to order at 9:03 AM by Acting President, Bob Rohde, presiding.

Attending:

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

Water System & Property Manager: Alan Sodell

## **Secretary Report:**

1. Minutes of the June Board Meeting were approved as written.
2. Minutes of the June Annual General Meeting were discussed.
  - a. Paul had some edits that Bob will incorporate.
  - b. Dick asked if there had been feedback from the message sent to membership regarding poor attendance at the meeting. Paul indicated that there were a number of responses in support of the volunteer board.

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

1. The chlorinator pump in the reservoir room is currently working well.
2. A DOH representative conducted a sanitary survey and was quite impressed with our system and records. He said that our pump house and reservoir room were one of the neatest he had seen. It is probable that the next survey will not be required for 5 years.
3. Water system leak detection was performed on June 13<sup>th</sup>.
  - a. The summary report has yet to be received.
  - b. A small leak was discovered at Pete Soderquist & Debra Hofmann's outside hydrant.
  - c. A 15 psi drop in pressure was noted in the line to Herbert & Irmgard Wimberger's.
  - d. Mike Pendergraft of Evergreen Rural has offered to help review and diagnose any issues.
4. System roads grading and maintenance:
  - a. Mike McHugh had reviewed the system roads last month but has yet to quote and schedule any work.
  - b. Alan subsequently met with Lloyd Logging but they have also not responded.
  - c. The board discussed whether or not maintenance was required at this time. The roads are in decent shape and dust seems to be OK. It was decided that Alan should look into other contractors but that waiting until next year would be acceptable.
5. DNR logging in Unit 1 further up along Wolf Creek Road is fully underway. Activity in Unit 2 which will be accessed via Virginia Ridge Road is expected to start later this summer/fall.

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6. DFW indicated to Alan that if desired we could continue to pull water from Wolf Creek into the irrigation ditch. Since this would require very significant creek work at the gate head it was agreed it was not warranted.
7. During the DOH survey at the reservoir room Alan mentioned our prior decision to increase the size of the expansion tanks. The DOH rep did not believe it was necessary since the pumps are designed to run continuously. Some discussion followed:
  - a. The money allocated could be used for other projects such as additional system meters, valve replacements, and/or adding a water sampling port.
  - b. Bill proposed and it was agreed that Alan should contact the pump manufacturer to confirm the pump design assumption.
8. Alan's activity report for June:
  - a. Chlorine sampling
  - b. Coliform sampling
  - c. Submitted consumer confidence report
  - d. Prepared for sanitary survey
  - e. Updated members files
  - f. Scheduled tree trimming service
  - g. Went over roads with Lloyd Logging

### **Treasurer Report:**

1. Our accounting firm, J. Bart Bradshaw, provided a flat rate bid for "standard services". It was agreed that we will continue with hourly billing.
2. All water fees have been collected following late fee notices.

### **President Report:**

1. Tree branch trimming around Green Meadows Drive was completed. The suggestions and wishes of the adjacent property owners were followed.

### **Architectural Committee:**

1. Paul volunteered to join the Architectural Committee as the chair. Bob and Dick will remain on the committee.
2. Bob met with Jim Asa at 24 Green Meadows Drive (GM-8) to talk about his planned solar panel and plantings to screen the array from the neighbors and road. Jim has agreed to research appropriate vegetation type and get back to the committee.
3. Peter Tarczy-Hornoch at 72 Cottonwood Drive (CM-2) has not added plantings to screen their solar panel array as agreed. It is well over 18 months from committee approval on August 31, 2017 and since multiple reminders have been sent the board decided fees should be collected. Per the CC&Rs, \$2000 of the \$3000 building deposit will be forfeited with a subsequent \$100/month assessment until the job is complete. Bill will send a letter to the owner.

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4. Fred Chapman and Eleonor Schneider intend to begin construction of a home at 7 Goshawk Lane (VH-11) soon. Bob conveyed their plan has been approved pending selection of roofing and siding materials and color. Dick agreed to be the committee interface moving forward.
5. Approval was given to Segaar & Ginn at 14 Cottonwood Drive (CM-18) for their requested expansion (for a RV) of previously approved plans for a carport and workshop addition.

### **Web Site:**

1. Claus will add a Contacts page to the web site and delete the Firewise page.
2. Bob will propose revisions to the New Construction/Architectural Committee page information.

### **New Business:**

1. The following officers were nominated and approved for the year:
  - a. President – Bob Rohde
  - b. Vice President – Paul Smith
  - c. Treasurer – Bill Bley
  - d. Secretary – Dick Nova
  - e. Web Site – Claus Giloi

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

1. Conversation continued on a proposed connector trail between Green Meadows and Cottonwood Meadows.
  - a. Dick showed a recorded Virginia Hills plat map indicating walkway and utility easements.
  - b. There is a 20 foot wide utility easement between the end of Aspen Lane and the end of Winding Road. Property owner approval on at least one side of the easement would be warranted although the path is commonly used at this time.
  - c. This subject will be continued at a future meeting.

The next meeting will be held August 15<sup>th</sup> at 9:00 AM at the home of Bob & Kelly Rohde, 28 Green Meadows Drive.

The meeting was adjourned at 10:54 AM.

Respectfully submitted,  
Dick Nova, Secretary