

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

---

November 12, 2019 at the home of Bill & Dalene Bley, 21 Green Meadows Drive

Meeting called to order at 8:59 AM by President, Bob Rohde, presiding.

Attending:

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

Facilities Manager: Alan Sodell

Assistant Facilities Manager: Kris Borgias

## **Secretary Report:**

1. Minutes of the October Board Meeting were approved with one change to revise the date of the next meeting to today.

## **Facilities Manager Report:**

1. One booster pump in the reservoir room was running hot. After consulting with MVM Drilling the pump was re-greased and is now running fine.
2. Alan commented that water meter readings from October looked better than April regarding leakage.
  - a. Paul suggested that may be due to the higher usage over the summer.
  - b. Separately, Dick said he will revise the readings and billing spreadsheets to round up the gallons per day usage so as not to cause future billing confusion.
3. Alan plans to attend a Cross Connection Control workshop in February and obtain certification. Following, he will revise the Cross Connection Survey Report Form.
4. There was confusion with the water billing related escrow settlement in the sale closing for GM-23.
  - a. The closing was not handled by the Winthrop agent.
  - b. Bill will review the issue and talk to our bookkeeper.
5. Alan's activity report for October:
  - a. Chlorination sampling
  - b. Coliform sampling
  - c. Source meter readings
  - d. Water meter readings
  - e. Water usage billing
  - f. Cross connection control class

## **Treasurer Report:**

1. Bill indicated it is time to complete the 2020 operating budget.
  - a. Within the next 2 to 3 weeks Alan and Kris will review and recommend projects regarding repairs and maintenance to the water system and roads. They will also consider capital improvements to be undertaken, as well as check with contractors as appropriate for estimates.

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

---

- b. Bill will then compile and circulate a draft budget.

### **President Report:**

1. Bob raised the question of the bylaws amendment and filing procedure.
  - a. Paul will consult with Jackie who has completed the process in the past.
  - b. Alan will consolidate the revisions for submittal.

### **Architectural Committee:**

1. Bob assessed the plantings by Peter Tarczy-Hornoch at 72 Cottonwood Drive (CM-2) to screen the solar panel array and determined it is inadequate. Following discussion, it was decided that Bob will draft a response and circulate it for review prior to sending.
2. Dick noted that the for-sale sign at 5 Goshawk Lane (VH-17) has been taken down.

### **Web Site:**

1. Claus is continuing to revise the website to make it easier to update with additions and revisions.

### **Executive Session**

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

The next meeting will be held December 19<sup>th</sup> at 9:00 AM at the home of Paul & Jacque Smith, 16 Left Fork Wolf Creek Road.

The meeting was adjourned at 9:43 AM.

Respectfully submitted,  
Dick Nova, Secretary