

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

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December 19, 2019 at the home of Paul & Jacque Smith, 16 Left Fork Wolf Creek Road

Meeting called to order at 9:02 AM by President, Bob Rohde, presiding.

Attending:

Directors: Bob Rohde (remotely), Paul Smith, Bill Bley, Claus Giloi (remotely), and Dick Nova  
Facilities Manager: Alan Sodell  
Assistant Facilities Manager: Kris Borgias

### **Secretary Report:**

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

### **Facilities Manager Report:**

1. Alan is working on consolidating amendments into a new CC&R revision. He will meet with Paul prior to sending the revision to Bob for review.
2. Reservoir cleaning and inspection is due this year based upon a 2-3 year recommendation from the cleaning/inspection company.
  - a. The cost estimate is \$2400.
  - b. No significant issues were found during the last inspection in 2018.
  - c. Paul Smith commented that due to the fact there were no leaks found on last inspection and that the only thing that was cleaned was harmless silt on the floor, that we should do this on an as needed basis rather than the recommended schedule by the company that charges us the \$2400. Paul said he considered it a waste of money to do it again so soon.
  - d. Alan was asked to consult with Mike Pendergraft of Evergreen Rural prior to scheduling any work.
3. Alan met with Cascade Concrete regarding snow plowing.
  - a. We will have the same driver, Loren, as last year.
  - b. Kris reminded that snow should be built up on Sundance Lane where there was a prior freezing issue. Bill recommended that the water at the Federspiel house should be checked and put on a drip.
  - c. Alan will meet with Loren.
4. A check valve in the reservoir room appears to be faulty. Water can be heard leaking back when the booster pump turns off. Alan has contacted O'Connell Drilling out of Brewster for replacement.
5. Backflow assembly testing is due this year. A message will be sent out in the spring.
6. Kris was told by a friend in Edelweiss that there may be grant money available to put radio transmitters at residence water meter services.
  - a. Paul said that Pine Forest has transmitters installed.
  - b. Alan will follow-up with Doug Hale of Alpine Environmental who is contracted by Pine Forest.

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7. Alan and Kris have been recording the well water meter readings along with the reservoir transmission line meter.
  - a. Dick worked with Alan to create a spreadsheet that indicates the water loss from the source wells to the reservoir.
  - b. Since the summer the loss has been approximately 20%/month.
  - c. Following discussion it was decided that Alan will consult Mike Pendergraft of Evergreen Rural to determine what additional leak testing might be conducted in the spring.
8. Alan's activity report for November:
  - a. Chlorine sampling
  - b. Coliform sampling
  - c. Source meter readings
  - d. Well depth readings
  - e. Researched and purchased water level measurement tool to start keeping data on well depths.
  - f. Met with Cascade Concrete to discuss plowing.
  - g. Working on getting bids for reservoir cleaning.

### **Treasurer Report:**

1. Bill distributed a draft 2020 budget for review.
  - a. No capital improvements have been projected but \$49K is available in reserves as necessary.
  - b. The rainy day fund will continue to be funded at 5% of ordinary income.
  - c. It was discussed and decided that the movement of reserve account balances to a savings account will be at the discretion of the treasurer.
  - d. The 2020 budget was approved by the board.
2. At sale closing of GM-23 from Moiser to Kolouskova the title company sent \$162 to Moiser's instead of the association for water usage. Since email correspondence was in error on our part the board agreed to forgo a refund.
3. Two members were waived late fees for water billings since payments had been sent but lost in US mail. Dick noted that this has happened twice to him when using the Winthrop post office.

### **President Report:**

1. The annual budget meeting is to be scheduled in January.
  - a. The meeting room at OCEC was reserved for Monday, January 20<sup>th</sup> from 9:00 to 11:00 AM.
  - b. Bob will compile and email the notice and ballots.
  - c. Dick will send the US mail notices as required.
2. Bob noted that bylaws need only to be approved by the board and do not require filing with the county.

### **Architectural Committee:**

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1. There has been no response to email messages and letter sent to Peter Tarczy-Hornoch at 72 Cottonwood Drive (CM-2) regarding required plant screening of their solar panel array. We will continue impose a \$100/month fine until the matter is resolved.

### **Web Site:**

1. Claus continues to work on simplifying the web site.

### **Executive Session**

1. Following regular business, the board moved into an executive session to discuss liability insurance coverage.

The next meeting will be held January 20<sup>th</sup> at 9:00 AM at the Okanogan County Electric Co-Op, 93 W Chewuch Rd, Winthrop, WA 98862.

The meeting was adjourned at 10:18 AM.

Respectfully submitted,  
Dick Nova, Secretary