

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

September 10, 2019 at the home of Bob & Kelly Rohde, 28 Green Meadows Drive

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

Attending:

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

Secretary Report:

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

Facilities Manager Report:

1. By measuring the source meters at the wells minus the transmission line meter reading at the reservoir it was determined that 269K gallons of water was lost in August.
 - a. This is approximately a 20% loss and an apparent increase since readings and calculations performed in the spring.
 - b. Alan & Kris intend to focus near term effort on isolating this leak area.
 - c. Mike Pendergraft from Evergreen Rural will be here on September 18 or 19 to assist.
 - d. To confirm the leak they intend to shut the line and see if the pressure gauges remain steady or decrease indicating a leak.
 - e. The next step would be to locate the run of the line.
 - f. Paul recommended they also troubleshoot the line between wells #2 & #3 in Cottonwood which has previously been suspect.
2. The next water meter readings are planned for October 7th.
3. Alan & Kris asked for clarification of residence water line responsibility and were informed that per previous CC&R amendment all maintenance costs of pipes and equipment downstream of the connection to the water system are the responsibility of the lot owner.
4. The water line to Federspiel's at VH-21 froze twice last winter. Once in their line and once in the main. It was an unusual season and there is a low spot at the culvert on Sundance Lane. The cost to rebuild the road at that point is significant. Bill suggested instructing the plow driver to build up snow for insulation in the area. In addition a water drip will be recommended.
5. Alan requested the board consider hiring Toby Pennock Excavation for urgent issues. Toby is experienced, responsive, and follows standards. Alan will follow-up with Lost River who utilize his services.
6. Alan visited the county assessor's office to review ownership records for the association community properties.
7. Paul recommended that we get a load of crushed rock delivered to use for filling pot holes.

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8. Kris suggested we send out a message to drivers to weave and avoid pot holes and wash boarding.
9. Alan's activity report for August:
 - a. Chlorination sampling
 - b. Coliform sampling
 - c. Source meter readings
 - d. Corrected deficiencies from sanitary survey and submitted photos to the DOH.
 - e. Responded to Virginia Hills water outage on Aug. 7th and worked with Kris to correct problem.
 - f. Spoke with Pat Norwil concerning control system for floats and pumps that he had wired and gained a better understanding of system.

Treasurer Report:

1. Bill received the building deposit from Fred Chapman and Eleonor Schneider at 7 Goshawk Lane (VH-11). They are waiting on Palm Construction to begin foundation work. Dick will follow-up to determine the 18 month start date.
2. A \$100/month assessment is continuing for Peter Tarczy-Hornoch at 72 Cottonwood Drive (CM-2) until added plantings to screen their solar panel array are completed. Bob will review the site.
3. We are tracking close to budget on expenses and are under budget overall due to lower costs on road maintenance. Bill will summarize the budget numbers over the next week.
4. We have \$10K remaining in capital for water system improvements.
 - a. Alan noted that the chlorinator pump was replaced.
 - b. After meeting with Mike Pendergraft from Evergreen Rural as well as Toby Pennock Excavation Alan will consider additional capital expense projects.

President Report:

1. Bob reviewed proposed amendment clarifications to By-Laws Section 12. Liability of Officers and Directors and Section 6. Powers and Duties of the Board of Directors. The amendments were approved as written.

Architectural Committee:

1. Januszewski at 7 Cottonwood Drive (CM-30) were given a 12 month construction extension to complete their septic excavation site area but must clean up the debris piles on the road side of the property.

Good of the Order:

1. Paul attended a Methow Dark Sky Coalition community meeting.
 - a. The coalition proposals are significant - down to the measurement of lumens.
 - b. It is felt that our CC&R restrictions regarding exterior lighting is currently adequate.

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Executive Session

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

The next meeting will be held October 8th at 9:00 AM at the home of Bob & Kelly Rohde, 28 Green Meadows Drive.

The meeting was adjourned at 11:20 AM.

Respectfully submitted,
Dick Nova, Secretary