

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

January 20, 2020 at the Okanogan County Electric Co-Op, 93 W Chewuch Rd, Winthrop,
WA 98862

Meeting called to order at 9:04 AM by President, Bob Rohde, presiding.

Attending:

Directors: Bob Rohde (remotely), Paul Smith, Bill Bley, and Dick Nova
Facilities Manager: Alan Sodell

Secretary Report:

1. Following incorporation of revisions/corrections submitted by Bill and Paul the minutes of the December Board Meeting were approved.
2. Paul asked how meeting minutes and association email correspondence should be stored for future reference.
 - a. Dick noted that past board minutes (since May 2016) are archived on the web site.
 - b. Discussion included printing and filing and yearly copying on electronic storage media, as well as the need for archiving.
 - c. Paul also asked what electronic file type should be used (e.g. pdf vs doc).
 - d. The topic will be taken up further at a subsequent meeting.

Facilities Manager Report:

1. Alan will take the Cross-Connection Control (CCC) certification test on Saturday in Wenatchee. Following the test he will continue revising the Backflow Survey questionnaire.
2. Bob asked Alan to respond to a member that inquired about the frequency of snow plowing.
3. Alan has been researching the need for reservoir cleaning and inspection per discussion at the meeting last month.
 - a. Mike Pendergraft of Evergreen Rural has said that he did not think it was too soon.
 - b. Alan will talk with other water managers in the valley to get their input.
 - c. Alan noted that the 2013 Water System Assessment Report summarized that “the reservoir appears structurally sound and could be expected to have a remaining service life of ten years or more.”
4. Alan’s activity report for December:
 - a. Chlorine sampling
 - b. Coliform sampling
 - c. Source meter readings
 - d. Continued work on CC&R Amendments
 - e. Continued work on Backflow Survey
 - f. Corrected faulty generator error
 - g. Studying for CCC Test – Will take Jan.25th

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Treasurer Report:

1. The 2019 year end closing statement is pending and will be available at the next meeting.
2. Bill recommended that the Rainy Day Reserve funds be moved to a savings account. All agreed.

President Report:

1. Alan sent a consolidated CC&R file to Bob for review. Bob will cc the board when read.

Architectural Committee:

1. Nothing to report.

Web Site:

1. Nothing to report.

New Business:

1. Bill suggested we invest as required in a conference call system (service and/or equipment) to facilitate board members attending remotely. Bob volunteered to research a solution.

Executive Session

1. Following regular business, the board moved into an executive session to discuss concerns with a disruptive neighbor.

Due to travel schedules the next meeting date and place will be scheduled as needed via email correspondence.

The meeting was adjourned at 9:54 AM.

Respectfully submitted,
Dick Nova, Secretary