

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

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June 3, 2020 – Meeting held remotely

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

Attending:

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

Facilities Manager: Alan Sodell

## Secretary Report:

1. Minutes of the May Board of Directors Meeting were approved as written.

## Facilities Manager Report:

1. Dust abatement on the roads in Cottonwood and Green Meadows was completed on May 28<sup>th</sup>.
2. New *please clean up after your dog* signs were ordered from D\*Signs in Twisp and should be ready this week.
3. Weed spraying is scheduled for tomorrow, June 4<sup>th</sup>.
  - a. Loomis Ag Service is the contractor.
  - b. 7 members have opted out. It was noted that they should be reminded it is their responsibility to control the weeds.
4. Bob commented that all contracts with contractors should include the association named on their insurance policies.
  - a. As an example, this should be in place with snow plowing services.
  - b. Alan agreed to request this be done in the future.
5. Alan plans to clear vegetation around the fish screen and pump house. Bill will clear the section of the trail to the irrigation ditch gate.
6. A number of residents commented about a small bear in the neighborhood. Alan will check with Fish & Wildlife regarding relocation or other recommendations.
7. Water sampling is to be conducted later this month. Samples will be collected from 5 or 6 homes at various points in the distribution system and sent in for lead and copper testing.
8. DOH reports for Water Use Efficiency and Consumer Confidence are to be completed in June.
9. A booster pump that would increase water pressure for 5 homes in Green Meadows is being considered.
  - a. Contractor availability is an issue.
  - b. Following discussion it was agreed the board will need to approve any work prior to proceeding.
10. Potential purchasers of lot VH-18 have asked questions about the county recording of Goshawk Ln and requested confirmation regarding association road maintenance. Bob will follow-up with the realtor.
11. Alan was asked to acquire official, recorded and current plat maps from the county for Virginia Hills, Green Meadows, and Cottonwood Meadows subdivisions.

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12. Alan's activity report for May:
  - a. Chlorination sampling
  - b. Coliform sampling
  - c. Source meter readings
  - d. Burned debris at Cottonwood entrances
  - e. Moved trail sign to new location
  - f. Monitored and adjusted irrigation ditch levels daily
  - g. Completed Chlorine Sampling Technique & Reporting Class
  - h. Worked on getting new dog signs made and installed
  - i. Managed dust abatement application

### **Treasurer Report:**

1. \$14,955 (on budget) has been collected to date for water billings. Two invoices remain outstanding and are due today.
2. We are yet to receive any response from the member residing at 72 Cottonwood Drive (CM-2) for failure to complete appropriate screening of the solar panel array. A \$100/month fine will continue to accrue.
3. Going forward it was agreed that we will issue a formal notice to a member to appear before the board regarding fines to be levied. It was also agreed that to date there sufficient notices have been given.

### **Presidents Report:**

1. Feedback has been received from potentially affected residents regarding Methow Trails desire to provide a summer use trail for cyclists and walkers through Cottonwood Meadows.
  - a. There were a number of thoughtful responses with some in favor, along with three staunchly against.
  - b. The Board voted to deny the Methow Trails request due to the strong feelings from the most impacted owners.
  - c. Bob will inform Methow Trails and ask them to follow-up as possible with appropriate signage and notify trail posting web sites.
  - d. Paul will inform association members.
2. Bob is planning for the AGM meeting scheduled June 27<sup>th</sup>.
  - a. The meeting will be held via Zoom.
  - b. Bob will send an email request to members for volunteers to serve on the BOD.
  - c. Following the request, Bob will prepare the notice, ballot, and draft minutes from last year.
  - d. Dick will send the notice and related information to members via email and postal mail as necessary.

### **Architectural Committee:**

1. The plans to build a shop outbuilding by Rob Wells at 20 Cottonwood Drive (CM-16) were approved with a June 15<sup>th</sup> start date.

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2. Paul is working on Ground Based Solar Guidelines. Since ground based solar arrays are more varied in design, size, and placement than roof top arrays the document will include more considerations versus precise rules that will be reviewed by the committee prior to approval.
3. Dick reported that recent work for Fred Chapman and Eleonor Schneider at 7 Goshawk Lane (VH-11) was to extend water and power lines to the home and garage sites. They expect foundation work to begin in August.
4. Paul asked Alan to tour the association every couple of weeks to observe any building activity.

### **Web Site:**

1. Claus has continued with routine site updates.
2. Bob asked Claus to include a reference on the web site regarding the decision to add a fine associated with compliance to CC&R 12.3 which requires members to obtain approval of the Board before removing any trees over 10 inches in diameter.
3. We received a \$75 invoice from Methownet which Bill will forward to Claus.

The Association General Meeting will be held remotely on June 27, 2020 at 9:30 AM.

The next BOD meeting date and time are TBD.

The meeting was adjourned at 10:20 AM.

Respectfully submitted,  
Dick Nova, Secretary