

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

November 19, 2022 – meeting held remotely

Meeting called to order at 9:05 AM by President, Bob Rohde, presiding.

Attending:

Directors: Bob Rohde, Bill Bley, Jim Ginn, Jason Williams, and Dick Nova

Facilities Manager: Alan Sodell

Assistant Facilities Manager: Kris Borgias

Secretary Report:

1. Minutes of the October BOD Meeting were approved as written.

Facilities Manager Report:

1. A water line leak on Winding Rd was repaired.
 - a. The leak was detected by American Leak Detection Service during the work performed on October 20. This validates that the process works.
 - b. The leak was not as large as expected indicating that there are other significant areas to investigate.
 - c. Cost estimates for the detection are \$2K and \$1.5K for the repair.
2. Since the American Leak Detection Service process apparently works, Bob proposed a broader effort. Discussion followed:
 - a. Bob indicated that any funding for a system-wide replacement project is 12 to 24 months out. Consequently, we should continue with detection and repair.
 - b. It was suggested to prioritize the 4” trunk distribution line.
 - c. Kris noted that the ground in our association is very porous which adds to the difficulty in locating leaks.
 - d. Alan will contact the company and schedule time after the snow melts in the spring.
 - e. In the meantime, Alan and Kris may get Corey from Evergreen Rural back out to investigate a probable leak at the end of Aspen Ln near Stuart Metler’s home.
 - f. Kris has also borrowed an acoustic detector.
3. Alan has been interfacing with Karen McDonald of Accurate Reserve Professionals regarding our association reserve study.
 - a. She is wrapping up the study and we should have it in hand for the next budgeting process.
 - b. Kris said that Jake Pennock replaced water line in Lost River for \$70/ft. He will pass that information along to Karen.
 - c. An estimate is that we have 21,300 linear feet of water line in the system. At \$70/ft that works out to \$1.5M.
 - d. Options for funding are a USDA 40-year loan or annual special assessments.

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- e. Kris has talked to OCEC about cost splitting for water line replacement in shared ditches, which was done in Edelweiss. Unfortunately, they would need to get it on their 5-year plan.
- 4. Alan's activity report for October:
 - a. Chlorine sampling
 - b. Coliform sampling
 - c. Source meter reading
 - d. Leak detection
 - e. Provided assistance for reserve fund study
 - f. Meter readings and billing
 - g. Updated website
 - h. On site for water connection at 46 CM

Treasurer Report:

- 1. Bill said that the main effort at hand is the budgeting process for next year.
 - a. He stressed that we need better estimates since the numbers for this year were too far under.
 - b. Alan will put together a list of projects and costs which will be sent to the board in approximately 2 weeks.
 - c. Bill indicated that an increase in association dues is likely and we will need good justification.
 - d. Bob suggested we add an 8% inflation factor.
 - e. The proposed budget will need to be completed by the first week in January.
- 2. We received a delinquent notice from the Washington Secretary of State regarding our non-profit association annual report that Bill had filed on time. Our \$10 filing check has been cashed. Bill will contact them.

Presidents Report:

- 1. Bob attended the USDA Rural Development division conference in Wenatchee regarding a potential government loan for water system repairs and replacement.
 - a. He determined the loan application process is ridiculously complicated but feels it is still worth pursuing since the alternative is large individual assessments.
 - b. He received the names of three engineers with experience in applying for the loan.
 - i. Bill agreed to help him contact and interview the consultants.
 - ii. Bill added we will need cost estimates for the work.
- 2. An association member in Cottonwood Meadows sent a message to Bob about the required screening of their solar panel array.
 - a. Bob contacted Windy Valley Landscaping and received recommendations for plantings.
 - b. The Architectural Committee reviewed the plan and Bob forwarded it to the member.

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- c. They would like someone on-site in the spring when the work will be performed.
- d. Bill noted that he will need the amount to be invoiced to the member for imposed fines to date for non-compliance with screening.

Architectural Committee:

- 1. Jason reported that siding and roof finishes had been reviewed and approved for the new home at 2 Goshawk Ln (VH-18). He also noted that the construction completion deadline is February 1 and may not be met.

Other Business:

- 1. Members in Green Meadows have complained about the new home construction at 18 Green Meadows Dr (GM-19/20).
 - a. They attributed recent power outages to the work. The outages have been widespread and not as a result of construction. Bob will reply to the members.
 - b. Additionally, they say that the work crew have been illegally burning debris. Dick will talk to the contractor.

A 2023 Budget meeting was scheduled for December 28, 2022 at 9:00 AM to be held remotely.

The next BOD meeting date and time is TBD.

The meeting was adjourned at 10:36 AM.

Respectfully submitted,
Dick Nova, Secretary