

Wolf Creek Property Owners Association 2022 Annual General Meeting

June 25, 2022 meeting held remotely

The meeting was called to order at 9:01 AM by President, Bob Rohde, presiding.

Attending:

Board of Directors: Bob Rohde, Paul Smith, Bill Bley, Mark Ryan, and Dick Nova

Facilities Manager: Alan Sodell

Assistant Facilities Manager: Kris Borgias

Association Members: Jim Ginn, Jan Erickson, and Kyle Kosmicki

Bob Rohde welcomed those in attendance.

There being no comments or objections to the draft minutes from the 2021 WCPOA Annual General Meeting the minutes were adopted as written.

Alan Sodell provided the following facilities update:

- The most major issue with the water system has been water loss due to leaks. We are currently working with Evergreen Rural about a suspected leak on Sundance Lane.
- Water quality has been excellent. There have been no violations with regular Department of Health testing. A recent test for nitrates was negative.
- The booster pumps for upper Virginia Hills located in the reservoir room are working well. A back-up portable generator for the pumps is ready for testing. The generator will require some minor setup prior to need in an emergency.
- During the last residence meter readings in April eight heavy concrete meter vault covers were replaced.
- Jake Pennock of Pennock Excavation will be grading the association roads this Wednesday. Dust abatement will follow.
- Four dead trees in Green Meadows need to be removed.
 - Brothers Fire has provided a quote of \$600 for removal.
 - Kris Borgias commented that there is a lot of fire fuel on the property in the area and should be considered as well.
 - Bob Rohde added that the trees partially encroach upon the road.
 - Mark Ryan volunteered to fell the trees.

Bob Rohde stated that 28 email ballots had been returned and that Bob Rohde and Bill Bley had been reelected and Jason Williams and Jim Ginn had been elected to the WCPOA Board of Directors (BOD) all to serve a term of two years. Bill Bley added that one additional mail ballot had been received.

Bill Bley gave a financial update:

- Quarter 2 is not yet closed but we are trending over budget.
 - Water system maintenance and repairs are well over budget.
 - In addition, we are adding 5% of ordinary income to a Rainy-Day fund that has a current balance of \$19,000.
 - Another factor is that all vendors costs have increased 20 to 30%.

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- Additionally, will be anticipating a required reserve fund audit next year.
- Consequently, there will likely be an increase in water and maintenance fees in 2023.

Bob Rohde then offered additional information regarding the water system:

- Washington State requires an association reserve study of assets be performed. He has contacted assessors and has had little response to date but will pursue.
- Our water system is in need of repairs.
 - Readings recorded in April 2022 indicated an 82% overall loss in the system. Major leaks in the transmission line were repaired.
 - In October the loss was 38%, April 2021 was 68% and October 2020 was 26%. Percentage loss during the winter has historically been higher due to lower water consumption.
 - As a check, from the April readings to June 20 the system loss was 73% with the transmission line loss at 11%. To put it in perspective 3,595,000 gallons of water were pumped from the wells, 3,188,000 gallons made it to the reservoir, and only 975,000 gallons were recorded used at residences.
- Low interest loans are being researched to address the anticipated project to replace water system distribution lines.

As head of the Architectural Committee Bob Rohde next gave a related update:

- The committee has been quite busy.
- Multiple projects are in work in all areas of the association.
- Jan Erickson inquired about the new home to be built in Green Meadows.
 - Construction may begin in July.
 - It will be a quite large house with a long facade.
 - Trees will be planted to provide some level of screening.

There being no additional questions or comments the meeting was concluded and adjourned at 9:33 AM.

Respectfully submitted,
Dick Nova, Secretary