

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

---

October 27, 2023 – meeting held remotely

Meeting called to order at 8:04 AM by President, Bob Rohde, presiding.

Attending:

Directors: Bob Rohde, Jim Ginn, Jason Williams, Sally Eckert, and Dick Nova

Facilities Manager: Alan Sodell

## **Secretary Report:**

1. Minutes of the September Board Meeting were approved as written.
2. Paul Smith had sent a message regarding timely updates to the website. With Board Directors' vacations and illness there had been a delay. Dick will respond to Paul.

## **Facilities Manager Report:**

1. Alan reported that water usage is down and therefore the leak percentage is down.
2. Evergreen Rural has confirmed that Kris does not need Waterworks Operator Certification since Alan is doing all of the water system quality testing.
3. Alan's activity report for October:
  - a. Chlorine sampling
  - b. Coliform sampling
  - c. Read source meters
  - d. Read meters and completed billing spreadsheet
  - e. Helped Kris clean up around the CM pump house
  - f. Got road grading estimate for budget purposes
  - g. Monitored board website

## **Treasurer Report:**

1. Prior to the meeting Jim distributed a 2024 draft budget for discussion.
  - a. Road maintenance expenses are increasing. The estimate is \$15K for grading and \$16K for dust abatement next year.
  - b. Water system capital improvement expense will be higher as planned.
  - c. We have been informed from Cascade that the snow plowing rate will increase by \$10 to \$150/hour.
  - d. At this time we have no requests or known plans for new water system hookups.
  - e. Jim will talk with Alan about getting weed control spraying estimates.
  - f. At this point Jim is proposing a 20% increase in maintenance fees for next year. However, that could change with further data.
  - g. Due to the probable maintenance fee increase Jim is recommending only a single water system special assessment payment of \$1,000.

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

---

- h. Billings for maintenance fees and water system special assessments need to be prepared in December and go out in January. Therefore, the budget needs to be in place.
    - i. Jim will distribute a revised draft budget for review and discussion over email with the plan to approve the budget at our next board meeting.
2. Water billings from the October meter readings will go out soon.
3. All water system special assessment payments have been received.
4. Jim talked to Bart Bradshaw about switching banking from Farmers in Winthrop.
  - a. Shortly after Jim assumed the Treasurer position, we had a checking account overdraft situation that should have been avoided. He plans to keep a \$10K buffer in the account moving forward.
  - b. Current interest earnings rate at Farmers is .75% and they have no good options.
  - c. Bart would like us to stick with Farmers, but we will look to invest elsewhere.
5. Regarding alternatives for increasing interest earned on our accounts.
  - a. N Cascades in Twisp has a 3% money market account rate.
  - b. There are other high yield savings plans that can be considered.
  - c. Jim will continue research and make a recommendation.

### **Presidents Report:**

1. Bob reported that an update to our reserve study is in work. Jim is responding to questions from Accurate Reserve Professionals.
2. Prior to the meeting Dick had reviewed the consolidation of the CC&R revisions to date prepared by Jacque Smith and confirmed a very thorough job. Bob will sign the documents for filing.

### **Architectural Committee:**

1. Exterior finishes require review for construction completion at 46 Cottonwood Dr (CM-8). Jason and Dick will follow up.
2. The owner at 60 Cottonwood Drive (CM-5) sent a message that their new carport has been completed. Jason will confirm.
3. Two sets of screening trees were part of the construction approval for the home at 18 Green Meadows Dr (GM-19/20). The exterior completion timeline ends January 22, 2024 and the trees have yet to be planted. Jason will talk to the members.

### **Other Business:**

1. A work party is planned for November 4<sup>th</sup> at the Wolf Creek Community Park.

### **Website:**

1. Sally will post Kris' water system line replacement plan to the website.

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

---

**Executive Session:**

1. The regular meeting was paused to discuss Facilities Manager and Water System Manager compensation.

The next BOD meeting date and time was scheduled for November 28, 2023 at 8:00 AM to be held remotely.

The meeting was adjourned at 9:18 AM.

Respectfully submitted,  
Dick Nova, Secretary