

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

September 26, 2024 – meeting held remotely

Meeting called to order at 8:06 AM by President, Jason Williams, presiding.

Attending:

Directors: Jason Williams, Jim Ginn, McKenzie Johnson, Bob Rohde, Dick Metler, Dick Nova

Facilities Manager: working water line project

Water System Manager: Kris Borgias

Approval of [minutes](#)

1. Jason called for a vote, all approved

Executive session started at 8:10

Executive session ended 8:53

Architectural Committee

1. 2 Goshawk lane - app for carport/garage Sept 15 start approved materials and colors with end date by end of 2024. No markers indicating property lines, withheld approval until able to walk the site to confirm setbacks. Now pushed to spring start.
2. Property owners need to clearly mark property lines and have it surveyed. Checklist to be updated.
3. Board will revisit plans and timeline for the Goshawk project.
4. Solar panel screening approved in 2017 at 72 Cottonwood - trees planted did not meet requirements for 6' trees. Taller trees have been implemented, and the architectural committee still needs to approve.
5. Need to develop guidance around solar panels not on roofs - make a draft and ask HOA members for input.

Russian Thistle and HOA Responsibilities

1. Pushed to next meeting

Treasurer Report

1. [Draft budget](#)
2. Do we have a target for reserves? Discussion about % of total budget and reserve studies, but no specific funding of the reserves.
3. Jim G - 2024 tracking well according to plans. Should have a surplus of about \$8,700 due to road maintenance and slow plowing under budget.
4. Walked through the draft budget. Bookkeeper wants us to combine payroll into a single line item. Interest rates are dropping, possibly need to adjust that line. Discussed water rates or adding a tier. Delete contingency for Doug Hale. Weed control in the budget, but could be taken out as it's fairly ineffective, will be discussed at the next meeting.
5. Bookkeeper would like an approved budget by December 15th 2024.

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Emergency Messaging

1. Pushed to next meeting

Facilities Report

1. Water line is almost to T junction, will update on pressure and water access later in the day.
2. Kris to email report.

New Website Content

1. Managing Russian Thistle - pushed
2. AC checklist - pushed

Executive session 9:40am - Kris dropped from call

Executive session ended 9:51am

The next BOD meeting date and time was scheduled for October 28th, 2024 at 8:00 AM to be held remotely.

The meeting was adjourned at 9:51 AM.

Respectfully submitted,
McKenzie Johnson, Secretary