

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

February 16, 2024 – meeting held remotely

Note: No BOD meeting was held in January 2024.

Meeting called to order at 8:15 AM by President, Bob Rohde, presiding.

Attending:

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

Facilities Manager: Alan Sodell

Water System Manager: Kris Borgias

Members: Pete Soderquist, Mel Sorensen, and Jan Erickson

Secretary Report:

1. Minutes of the December Board Meeting were approved as written.
2. Minutes of the December Special Meeting to ratify the 2024 operating budget were approved as written.

Firewise Related Report:

1. Pete Soderquist, Mel Sorensen, and Jan Erickson had begun discussing wildfire mitigation on the association's behalf and were invited to the meeting to update the board.
2. Mel and Pete attended a 2024 Community Wildfire Protection Plan (CWPP) Kickoff Meeting held on January 31st by the Okanogan Conservation District.
 - a. A CWPP is a *collaborative community effort to determine, prioritize, and plan actions that protect life, property, and infrastructure from wildfire.*
 - b. Core groups will be established and meet twice a month.
 - c. Mel plans to participate.
3. Considerable discussion followed:
 - a. Bob asked what the involvement would be for the association. Mel responded that it is for us to be aware in the process.
 - b. Bob said that we had a Firewise Committee a few years ago, and that drawing up a new plan was a good idea. He then asked who would take it up. Mel replied that he and the group could be a conduit of information to the board.
 - c. Jason asked if being part of Firewise had an impact on insurance.
 - i. Mel said that Firewise and insurance companies do get involved.
 - ii. Sally indicated that their insurance had been cancelled and they had to find another carrier. Mel explained that insurance companies in effect coordinated to limit exposure in certain areas.
 - d. Bob asked if we should join Firewise again.
 - i. Mel said yes.

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

- ii. Kris reminded that we had done a Firewise survey a number of years ago and that it would be good to review and relaunch from.
 - e. Bob asked if we could establish a committee that would report to the board.
 - i. Jan agreed to be involved.
 - ii. Jim put forward a nomination of Mel, Pete and Jan to form a WCPOA Firewise Committee. Pete said that he would reserve involvement until a board member was assigned.
- 4. On a related topic Bob asked if we needed to perform thinning in the community areas.
 - a. Dick and Pete said that thinning had been done in both community parks a number of years ago.
 - b. Pete added that some level of cost-share funds are likely available for additional work when and if necessary.
- 5. The next board meeting was then scheduled for March 15th.
 - a. Pete has made contact and will invite the WA DNR coordinator for the Firewise program to attend.
 - b. At this point Pete, Jan, and Mel left the meeting.

Facilities Manager Report:

- 1. Alan noted that there had been minimal snow plowing required this winter although slush had been a bit of an issue.
- 2. He reported the member spreadsheet and map had been updated and distributed.
- 3. Alan raised the subject of weed spraying in the spring:
 - a. Kris said that Russian Thistle should be the focus. Jason added that Harvest Valley Pest Control had switched products to address thistle.
 - b. Another question was how far off the roads to spray.
 - c. In addition, it was noted that spraying will need to be coordinated with grading.
 - d. Alan will send follow-up questions to Harvest Valley Pest Control.
- 4. Alan mentioned that Jake Pennock will be taking care of the pot holes on FS 5005 between Left Fork Wolf Creek Road and Goshawk Lane in the spring.
- 5. Alan's activity report for January:
 - c. Chlorine sampling
 - d. Coliform sampling
 - e. Source meter reading
 - f. Snow shoveling at pump houses
 - g. Updating of map and spreadsheet
 - h. Worked with title company on property sales
 - i. Monitor website

Water Manager Report:

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

1. Kris reported that the booster pump lines and check valve work he performed in the reservoir room and completed in January were working as planned.
2. He also described running on one well at a time in CM in order to isolate any transmission line leak.
3. Kris will be meeting with Jake Pennock to discuss the plan for the next stage of water system line replacement.

Treasurer Report:

1. Prior to the meeting Jim had distributed the 2023 Year End Financial Reports.
 - a. We finished the year with a net ordinary income of \$1437. Interest, late fees, and penalty fees were above budget while water system expenses were down.
 - b. We appear to be in good starting shape relative to the 2024 budget.
2. The association savings account has been moved to North Cascades Bank in Twisp.
3. Our electric bill has gone down recently. Jim will forward the information to Kris & Alan. Alan mentioned the new OCEC Smart Hub App that could be of benefit.
4. Jim reported that there had been an error in maintenance fee billing that has been corrected.
 - a. Per CC&R 7.4: *Members, who by original road design do not have access to Association roads, will receive a fifty percent (50%) reduction of their Annual Assessment.*
 - b. We now have 8 properties that are invoiced at 50%.
 - c. The owners of GM-30, GM-31, and GM-32 had been invoiced at 100% incorrectly.
 - d. It was proposed and agreed that VH-23 will be moved from 50% to full now that the association is maintaining the road in that area.
 - e. Bob asked if was reasonable to consider increasing maintenance fees for the affected lots if dust abatement was performed on the county road. Since dust abatement is just one factor in maintenance the subject was tabled for later discussion.

Presidents Report:

1. Bob said that he had received information regarding the Corporate Transparency Act from Bart Bradshaw.
 - a. *The Corporate Transparency Act is intended to provide law enforcement with beneficial ownership information for the purpose of detecting, preventing and punishing terrorism, money laundering and other misconduct through business entities.*
 - b. Apparently, association directors will need to be registered by January 1, 2025.
 - c. Implications and requirements will be discussed at a future meeting.
2. Bob informed the board that he will no longer be president following the end of his current term. He is willing, however, remain on the board as a director.

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

- a. Discussion followed regarding potential candidates for president as well as the need to recruit new board members.

Architectural Committee:

1. Jason reported that construction at 46 Cottonwood Dr (CM-8) was not completed as due on January 1, 2024 and that \$2000 of the construction deposit was forfeited.
2. Construction had been deemed complete at 18 Green Meadows Dr (GM-19/20), but the deposit will be held until screening trees are planted per prior agreement, which is expected in the spring.
3. Dick reported that work at 2 Goshawk Ln (VH-18) is continuing.

The next BOD meeting date and time was scheduled for March 15, 2024 at 8:00 AM to be held remotely.

The meeting was adjourned at 9:40 AM.

Respectfully submitted,
Dick Nova, Secretary