

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

December 2, 2021 – meeting held remotely

Note: No meeting was held in November 2021.

Meeting called to order at 9:04 AM by President, Bob Rohde, presiding.

Attending:

Directors: Bob Rohde, Paul Smith, Mark Ryan, 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. Alan & Kris completed roof flashing on the Cottonwood Meadows pumphouse.
2. Boards were installed at the Wolf Creek headgate and held up well during the high-water runoff.
3. Alan reported on water system source meter readings.
 - a. Calculations since the meters were replaced indicated a 38% total system loss. The transmission line showed a 12% loss.
 - b. The only meter that has not been replaced is for Cottonwood Meadows distribution.
 - c. Questions followed as to whether additional meters should be added to the system.
 - d. It was decided we will continue to monitor system losses for further discussion.
4. Work has continued on setting up a portable generator to run the water booster pump at the reservoir when needed during a power loss.
 - a. The electrical work required will cost around \$1000.
 - b. Kris was able to acquire a used propane tank.
5. Alan received a complaint regarding potholes on Green Meadows Drive, which were filled in.
 - a. It was asked if we should consider grading the road. It was agreed that we would not grade at this time. Additionally, it was suggested that more crowning of the drive should be done next time around.
 - b. Significant potholes on Virginian Ridge Road were discussed.
 - i. Paul & Alan have talked to the County. They responded that our area is not unique and they do not have the manpower to do anything.
 - ii. Alan agreed to elevate the request to the supervisor in charge at the County.
6. Alan's activity report for October:
 - a. Chlorination sampling

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

- b. Coliform sampling
 - c. Source meter readings
 - d. Well depth readings
 - e. Water meter readings
 - f. Met with Cascade Concrete to discuss plowing
 - g. Updated website
 - h. Installed boards at headgate for flood protection
 - i. Working on generator solution for Virginia Ridge
7. Alan's activity report for November:
- a. Chlorine sampling
 - b. Coliform sampling
 - c. Source readings
 - d. Updated contact spreadsheet
 - e. Worked on property transfer at 65 CM
 - f. Completed flashing on CM pumphouse
 - g. Updated minutes on website

Treasurer Report:

1. No report.

Presidents Report:

1. Bob reported on a member in Green Meadows that had been told to consolidate their lots if they wished to continue to receive reduced maintenance fees.
 - a. Bob will confirm that the consolidation has been completed.
 - b. It was agreed that if the combination has not been recorded a bill will be sent for dues in arrears.

Architectural Committee:

1. Paul reviewed the architectural guidelines for small construction and landscaping projects.
 - a. He noted that CC&R 10.2 would indicate that we may not need a change in order to adopt the new guidelines.
 - b. Bob agreed except that there is a 120 sq. ft. minimum specified in CC&R 10.3.
 - c. Bob & Mark will review the CC&Rs in this regard and recommend any revision necessary.
 - d. Mark also noted that the new guidelines should be stated more objective and direct as opposed to proposals.
2. Rob Wells has completed the new shop building at 20 Cottonwood Drive (CM-16).
3. The new garage for Robert and Tacey Griffin at 28 Cottonwood Drive (CM-12) is nearing completion. Kris added that he had a good conversation with them about outdoor lighting and that they intend to change the lights on the house to be lower intensity.

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

The next BOD meeting date and time was scheduled for January 6, 2022 at 9:00 AM to be held remotely.

The meeting was adjourned at 9:42 AM.

Respectfully submitted,
Dick Nova, Secretary