

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

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January 23, 2026 – meeting held remotely

Meeting started at 9:05am by President, Jason Williams, presiding.

## **Attending:**

Directors: Jason Williams, Jim Ginn, McKenzie Johnson, Bill Bley, Bob Rhode, Sally Eckert & Dick Nova


Facilities Manager: n/a

Water System Manager: n/a

Additional: Jim Segaar for water system replacement project

Members: Paul Smith, Kris Borgias, Mike McPhaden, Gay Northrup, Pete Soderquist, Roland Strong

## **Approval of Dec Board meeting minutes**

1.  DEC 2025 WCPOA Board minutes.docx
2. Thank you Bill for the edit over email
3. Jason asked for any edits/comments - change Pete Wells to Rob Wells
4. Jason called for a vote, all approved - minutes approved


## **Water manager report - Doug Hale**

1. Via email - not much to report, all good

## **Facilities Manager Report - James Conover on vacation**

1. Had been working on the reservoir and marking trees for removal. Some members may help with tree removal

## **Water replacement project update - Jim Segaar**

1.  BOD Update Jan 23 2026.pdf
2. Reviewed engineering analysis. Noted that it needs to be taken in context and with discussion. Document needs updating before wide distribution.
3. Reservoir capacity may need to be increased to increase reliability of the system. Should only be pumping from 1 well at a time according to water rights.
4. Need to decide our overall approach to the project. Discussion of document in #1. Discussed new ways to communicate with the HOA. Need data and correct data in order to manage the system properly. Sediment has affected accuracy in the past but has been cleaned out.
5. Jim Segaar recommends having the engineers put together a proposal to add meters in order to monitor the system and replace any defective meters.

## **‘Special meeting’ Feb 21**

1. Library conference room booked, in-person attendance is best
2. Water system discussion, options, transparency
3. Jason asked the general members in attendance to talk about their wants for the special meeting.
4. Mike McPhaden spoke generally about what the membership would like to hear 1) more technical issues 2) alternative strategies 3) how we make decisions
5. As we have 90 minutes for the meeting, it would be about processes moving forward.
6. Members need to reach out when their contact info needs to be updated. Board will work on an updated member list.

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7. Work on Bylaws could be a committee
8. Mike McPhaden will come up with an agenda and send to the board
9. Jim Ginn and Dick Nova will be the point people for 'special meeting'

Jim Segaar left meeting at 9:12am

### **Architectural Committee- Dick Nova**

1. Sally's outbuilding is complete. A Committee member needs to swing by and confirm.

### **Treasurer Report - Jim Ginn**

1.  WCPOA Dec 2025 PL Budget v Actual.pdf
2.  WCPOA 2205 Year End Financial Report.pdf

### **Website - Sally**

1. Could be used for better communication and transparency

### **BOD Membership**

1. Roland Strong is willing to join the board, and has prior experience on condo boards. Unavailable until March.
2. Mike McPhaden is available to serve on the board starting in June.
3. Dick Nova nominated Roland to replace Jason the board for the rest of his term starting in March, Bill 2nded, all approved.

### **Schedule next meeting**

1. The next BOD meeting date and time was scheduled for Feb 17th at 1pm to be held remotely
2. McKenzie will get agenda and zoom link out

The meeting was adjourned at 9:39am

Respectfully submitted,  
McKenzie Johnson, Secretary