

Regular, Monthly Meeting of the Board of Directors

Wolf Creek Property Owners Association

December 12, 2025 – meeting held remotely

Meeting started at 10:30am by President, Jason Williams, presiding.

Attending:

Directors: Jason Williams, Jim Ginn, McKenzie Johnson, Bill Bley & Dick Nova

Facilities Manager: James Conover

Water System Manager: Doug Hale

Additional: Jim Segar for water system replacement project

Members: Kris Borgias, Jan, Paul Smith, Mel Sorenson, Gale N, Evan Ludmer, Debra, Peter Wimberger, Nellie, Corinne Poole

Budget vote has concluded

1. 28 No votes
2. Budget has been passed

Approval of Nov meeting minutes

1. Jason asked for any edits/comments - none
2. Jason called for a vote, all approved - minutes approved

Water manager report - Doug Hale

1. Chlorine testing and levels are looking good. Jim replaced the feed tubes.
2. Kris is testing now and Rob Wells is on deck.
3. Need an inspection inside the tank and test of the floats. Is it shutting down at the right time?
4. Requested ITC to troubleshoot and test the floats, never got back to him, sent another message.
5. We are doing regular reading of the well meters, but not reading the reservoir meter. Jim will start reading it.
6. Shut down well 2 and just run off one at the pumphouse. Jim C suggested changing all the meters to the same meters at some point.
7. All water tests completed for the year and will work on the annual report.

Facilities Manager Report - Jim Conover

1. Chlorinator is now working properly and chlorine levels are good. Fine tuning a bit now.
2. Trees that need attention. Old well site and ditch area and Green Meadows. Insect infected or otherwise dying. Trees are a homeowner issue unless in common areas. 4-5 on Green Meadows around road, best time to cut is in winter. Some on easement and 3 around old reservoir and along Park Ln. Jim to drive around all access road and mark any tree he sees as hazardous.
3. Reservoir, leaks and water in mechanical room update. Penetration through the hull of reservoir. Jim and Doug have differing opinions on what to do next. Jim and Doug to meet at reservoir and talk about it.

Water replacement project update - Jason & Jim Segar

1. Special meeting request - Bob asked them to put forth an agenda, as needed according to the ByLaws
2. Jim Ginn says integrity of our process is integral, Bob agrees. Jim Segar says we have a lot more information than we did about 3 months ago.
3. Points that came across were more metering, more listening points, more shut off valves.

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4. Jim will shut down the one well, tear apart a meter, check it out, change out meter with Kris. Will capture a picture of the starting meter reading. Any doubts contact Doug.
5. Jan 9 - Feb 4 Vacation
6. Flooding - need to keep headwaters plugged when not in use. 3 culverts need to be worked on around - 2 around Claus's.
7. Request from Eric Brooks to grade now. Jim says we may be able grade it now, and noted that we lost all dust abatement work. Jim C will meet with Pennock.
8. 1 meeting simply on the water system and 1 meeting on bylaws - splitting capital reserves budget. Looking at February.
9. Friday timing wasn't optimal for the meeting - looking at February 21st for the water system meeting. Jim G will see if the library is available.
10. Bylaws meeting discussed and new wording may be proposed by April.
11. Jim S - update on engineering \$391,000 for fire flow, prioritization for this summer - get engineering information then decide on plan for the summer. Jim S *estimates* 11 years for the full project.

Architectural Committee Report - Jason Williams

1. Funkhousers completed their carport

President's Report - Jason Williams

1. Jason will be off the title and no longer owners of property on WCPOA as of January
2. Discussed the future of the board, president, and management. Do we hire a management co?
3. Co-owner Roland is willing to be recruited for the Board.

Schedule next meeting

1. The next BOD meeting date and time was scheduled for January 23rd at 8am to be held remotely.

The meeting was adjourned at 11:59am

Respectfully submitted,
McKenzie Johnson, Secretary