

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

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June 25, 2022 – meeting held remotely

*Prior to the start of the meeting the WCPOA Annual General Meeting (AGM) was held.*

Meeting called to order at 9:33 AM by President, Bob Rohde, presiding.

Attending:

Directors: Bob Rohde, Paul Smith, Bill Bley, Jim Ginn, and Dick Nova  
Facilities Manager: Alan Sodell  
Assistant Facilities Manager: Kris Borgias

## **Good of the Order:**

1. Paul Smith informed the directors that he has decided to resign from the board effective June 30. The board all wished Paul well and thanked him for his long commitment to the association and members.

## **Facilities Manager Report:**

1. Refer to the June 25, 2022 AGM minutes for additional information.
2. Alan's activity report for May:
  - a. Chlorine sampling
  - b. Coliform sampling
  - c. Source meter readings
  - d. Checked flow in irrigation ditch and fish screen operation
  - e. Oversaw installation and verified proper operation of repaired booster pump in the reservoir pump house
  - f. Met with Craig from Loomis Ag to go over no spray requests and special requests to spray a few driveways
  - g. Updated website
  - h. Working with Jake Pennock to get roads graded
  - i. Working with Evergreen Rural to get a handle on our meter readings and losses

## **Treasurer Report:**

1. Refer to the June 25, 2022 AGM minutes for additional information.
2. Prior to the meeting Bill distributed a proposal and correspondence with Bart Bradshaw regarding the J Bart Bradshaw CPA office assuming more responsibilities for the association.
  - a. Duties would include checking mail, reviewing bills, making deposits, paying invoices, etc. Our treasurer would oversee the process.
  - b. These are things they currently do for other HOAs in the valley.
  - c. Bill estimates he spends 5 to 10 hours/month on related tasks. He would expect Bradshaw time to be some percentage of that.
  - d. The board moved and approved to proceed with the plan.

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- e. A resolution for Farmer's State Bank making Bradshaw a signatory on the Association account will need to be signed by the WCPOA Secretary.

### **Presidents Report:**

1. Refer to the June 25, 2022 AGM minutes for additional information.
2. Four dead trees in Green Meadows need to be removed.
  - a. Mark agreed to review the CC&Rs regarding easement language pertaining to association roads and property lots.
  - b. A motion was made and approved to hire Brothers Fire to remove the trees.

### **Trails and Parks Committee:**

1. Dick reported that he had followed-up with the Patricks regarding the proposed walking path from the Connector Trail to Park Lane that would run between their property and the Adams. They are still considering the plan.

The next BOD meeting date and time was scheduled for July 20, 2022 at 9:00 AM to be held remotely.

The meeting was adjourned at 9:48 AM.

Respectfully submitted,  
Dick Nova, Secretary