

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

July 23, 2023 – meeting held remotely

Meeting called to order at 8:00 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

Secretary Report:

1. Minutes of the June Board Meeting were approved as written.
2. Draft minutes of the June Annual General Meeting were approved to be posted to the website.

Facilities Manager Report:

1. Alan reported that water testing for lead, copper, and nitrates all passed.
2. Road system dust abatement was performed.
 - a. The cost was \$5,656.
 - b. The roads treated were from Left Fork Wolf Creek to Goshawk and from Wolf Creek to Green Meadows.
 - c. Kris thought we may need a second application on corners. He added that we will have to keep applying the abatement product year-to-year in order to build up protection.
 - i. Dick questioned that grading and plowing will push off the abatement.
 - ii. Kris suggested we could back off on grading and add gravel and abatement.
 - iii. Jason asked if we could get the plow drivers to stop pushing off the gravel to which Alan indicated it would be difficult.
 - d. Jason offered that we could coordinate with adjacent land owners and potentially get a discount and then bill them for dust abatement application.
 - i. Dick noted that this would be added work for someone to contact and bill people.
 - e. Jim said that we are currently \$8,300 over budget on road maintenance and we will need to budget effectively for this work next year. Estimates will be needed by October for planning.
3. Alan's activity report for June:
 - a. Coliform testing
 - b. Chlorine testing
 - c. Lead and copper testing
 - d. Well source readings
 - e. Well depth measurements
 - f. Helped clear tree that had fallen across Winding Rd.

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- g. Submitted Water Use Efficiency Report to the DOH.
- h. Submitted Consumer Confidence Report to the DOH and posted on our website.
- i. Monitored the board website.
- j. Went over our designated roads for dust abatement with Lauren from Cascade Concrete.

Water Manager Report:

- 1. Kris reported that the water system is stable.
- 2. We are currently using 20,000 to 24,000 gallons/day. However, we are pumping twice that amount due to a 50% loss in the transmission line from the wells to the reservoir. Jake Pennock is expected to start line replacement in late August.
 - a. Bob asked if the transmission line loss had increased and Kris indicated it has.
 - b. Bob said that we may want to replace the line all the way up to Aspen Lane if that is the case. Kris agreed to talk to Jake.
 - c. Jim added that by the end of August we should have \$142K in special assessment funds to begin the work.
- 3. The booster pumps that feed upper Virginia Hills and the Green Meadows ridge are operating well.
- 4. Kris said that the Cottonwood pumphouse was cleaned out and shelving was added.
- 5. Jim noted that the second half of the \$2,000 special assessment invoicing will be going out the first of August.
 - a. He asked if we should send out an email reminder and the board agreed.
 - b. Earlier this week Kris sent out a strategy proposal for the water system rebuild and Jim asked if it could be posted to the website and referenced in the assessment reminder.
 - i. Jason suggested that a specific contractor should not be mentioned since that could change.
 - ii. Bob recommended that we review the strategy prior to posting. All agreed.

Treasurer Report:

- 1. Jim reported the following financial information as of the end of June:
 - a. We have \$13,107.76 in checking.
 - b. The savings account is at \$158,021.02 of which \$76K is from the special assessment.
 - c. As noted above, road maintenance expense is \$8,300 over budget.
 - d. \$6,480 had been budgeted for a new water system hook-up fee. We have had no new connections to date.
 - e. We are currently \$4,500 under budget on water system maintenance and repair.

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Presidents Report:

1. The owners at 3 Perrow Drive had asked to be exempted from the special assessment since they are not on the water system.
 - a. This situation dates back to 2013 when the owners drilled a well without approval and were disconnected from the water system. This was a unique situation that the board at the time allowed after the fact.
 - b. Bob reported that the owners have agreed to our proposal to exempt them from this assessment, but they will not be permitted to hook up to the water system in the future, and they may still be subject to special assessments unrelated to the water system.
2. Jacque Smith has consolidated all of the CC&R revisions to date and prepared them for filing with the county.
 - a. Dick agreed to review Jacque's revisions.
 - b. Alan will talk to Jacque about the filing process.

Architectural Committee:

1. Jason reported that he had been told some sort of structure was being built on VH-12. Trudi Garing indicated that it was a chicken coup.
2. The owner at 60 Cottonwood Drive (CM-5) has submitted plans for a new carport. Jason will forward the information to Bob & Dick for review.

Website:

1. Dick forwarded a message to Alan and Sally from our website platform company, Wix, regarding a price increase. He will also send it to Jim.
2. Alan updated the Wix account to indicate Sally as the site manager.
3. Sally reported she is getting up to speed on the site.

The next BOD meeting date and time was scheduled for August 27, 2023 at 8:00 AM to be held remotely.

The meeting was adjourned at 9:06 AM.

Respectfully submitted,
Dick Nova, Secretary