

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

8am March 18, 2026 – meeting held remotely

Meeting started at 8:03 by Dick Nova, acting President.

Attending

Directors: Dick Nova, McKenzie Johnson, Sally Eckert, Billy Bley, Roland Strong & Jim Ginn

Facilities Manager: Jim Conover

Water System Manager: N/A

Additional: Jim Segaar

Approval of Dec Board meeting minutes

1. [FEB 2025 WCPOA Board minutes](#) Bill motioned to approve, Dick seconded, no one opposed - Roland abstained
2. [FEB Special meeting minutes](#) Bill motioned to approved, Sally seconded, no one opposed - Roland abstained

Welcome Roland! Taking over Jason's position, does expire in June


Water manager report - Doug Hale sent notes via email. Jim Conover added.

1. Chlorine levels are of concern - lots of fluctuation. Doug will send a report to the Board. Right now we don't have confidence in the readings.
2. Keypad access is still the same, there is a new lock on the reservoir.
3. Well 2-3 leakage (see Water replacement project update).
4. We received a letter from the EPA that water systems could be a point of interest.
5. Sally is meeting with Dottie to start doing chlorine level checks again today.



Facilities Manager Report - Jim Conover

1. Fish and Game regarding ditch
2. Public works regarding vegetation control - we are responsible for spraying association roads. Have not done it in the past but we apparently signed a contract with the county back in the 80s or 90s being responsible for our section of road. The contract is signed for this year though.
3. Talked to Jason Pennock about Cottonwood and Green Meadows loop roads, and forest service to Goshawk, and damage from flooding - wants to grade and gravel. Need a gravel base. Should also be able to bid on the Pump 2-3 project. Will exceed the road maintenance budget but we have reserves to do it.
4. Discussion of talking to members about driving slowly on roads, taking care of them, Jim will talk to the Forest Service about Park In, Goshawk area as people and delivery drivers go very fast on that road, and if there's anything we can do about it.

Water replacement project update - Jim Segaar

1. Well 2-3 transmission line replacement - move Cottonwood to 4" line/pipe.
2. Water system planning team formation - Jim S contacted Pete S and Kris B asking to be on the planning team and they agreed. The team is functioning and adding value to the project.
3.  [GREENWOOD_MAP.pdf](#)

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4.  Project 3 Description for Board.pdf
5.  Project 3 Map.jpeg
6. Rough estimate is \$136k and likely high
7. Bill makes a motion to proceed with getting bids, Jim G seconded, all approved. Hope is to get it done this spring, Doug to go out and get bids and bring them back to the board. If the estimate is not exceeded we move forward.
8. Replacing meters could be the next project

Jim S left the meeting at 8:36am

Bylaw and CC&R review group formation

1. Need to reconcile our docs with state statutes.
2. Jacque Smith and Jan Erickson have volunteered. Should have a board member on the group, Sally volunteered. McKenzie volunteered to help specifically with CC&Rs and architectural guidelines.

Jim C left meeting at 8:46am

Treasurer Update - Jim Ginn

1. Everything looks good, according to plan. Underspent on snowplow budget. A couple stragglers on dues. \$343,312 combined savings.
2. Next board meeting will have full financial reports.

Website Update - Sally

1. Wix is not set up to add a password to site
2. Some other platform options to add security are just slightly more expensive. Subscription ends in June or July so could be good timing. Sally will move forward with this.

Architectural Committee- Dick Nova

1. Bill, Dick and McKenzie will find a time to meet to get Bill up to speed.

Schedule next meeting

1. Meeting scheduled for April 24th at 9am via zoom

The meeting was adjourned at 9am

Respectfully submitted,
McKenzie Johnson, Secretary