

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

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April 10, 2025 – meeting held remotely

Meeting started at 9:01am by President, Jason Williams, presiding.

## **Attending:**

Directors: Jason Williams, Jim Ginn, McKenzie Johnson, Bob Rohde, Dick Nova, Sally Eckert

Additional: Jim Segaar

Facilities Manager: n/a

Water System Manager: n/a

## **Approval of February meeting [minutes](#)**

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

## **Water manager report in absentia** (pending input from Doug)

1. Chlorine reporting needs some kinks worked out, shared sheet needs updating.
2. Results we do have is that chlorine levels are high, will work to see if it's a testing issue or a chlorine issue.
3. Discussion about who is responsible for what within the contract with Alpine Env. & reporting system.

## **Water replacement project update**

1. Working with Jim Segaar on the overall program.
2. Water System High Level Program overview represents a basic understanding of the needs and principles guiding the water replacement. Board reviewed and walked through the document.
3. Project List is a work-in-progress to turn the overview into projects and from there into bids.
4. Discussion of control panel replacement importance. Bob R to take point on understanding control panel needs with Doug and Kyle.
5. Will present to the members in June the general plan. Work from a risk perspective and identify projects that way.
6. High level discussion of if we can do anything to help fire risk while working on the water line project.

## **Executive session started 9:52am and ended 10:07am**

## **Facilities Manager Report in absentia**

1. Past several weeks Kyle has been getting an estimate for water system control replacement
2. Spot pothole repair using his own equipment
3. Met with Jake P to look at grading and winter remediation in Green Meadows and Cottonwood
4. Cleared out irrigation channel at Wolf Creek
5. Talked to another weed control contractor

## **Roads**



1. Potholes, grading, gravel - Park, Goshawk super rough, NE corner of Green meadows - Kyle to review problem sections per Jim's recommendations and proposals to approve in the next meeting.
2. County coming grade left fork Wolf creek

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3. Weed spraying/control - stick with Harvest Valley for now, for fall application. Talk to Kyle about clarifying with Loomis (and other competitors) to get more comparable information (area covered, etc.).
4. Dust abatement/stabilization per schedule after any gravel/grading

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

1.  WCPOA Mar 31 2025 Balance Sheet.pdf
2.  WCPOA Mar 31 2025 PL Budget vs Actual.pdf

### **Annual General Meeting planning**

1. Per by-laws, Saturday 28 June
2. Notice 14-60 days in advance (in May)
3. Terms of Dick Nova and Sally are up
4. Dick Metler - on leave of absence
5. McKenzie will join the architectural committee.

### **Schedule next meeting**

1. The next BOD meeting date and time was scheduled for May 2nd at 9am to be held remotely. We will develop required notice and draft agenda for the AGM. In addition, there will be an interim meeting, after notice goes out, to finalize our plan and structure for the AGM.

The meeting was adjourned at 10:29am

Respectfully submitted,  
McKenzie Johnson, Secretary