

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

March 15, 2024 8:00 a.m. – Meeting held via Zoom

Attending:

- Directors: Bob Rohde, Jim Ginn, Jason Williams, Sally Eckert
- Facilities Manager: Alan Sodell
- Water System Manager: Kris Borgias
- Member: Pete Soderquist
- Guest: Will Knowlton - Firewise Washington

Minutes of the February 16 board meeting were approved.

Firewise Presentation:

Will Knowlton, from the Washington Department of Natural Resources - Wildland Fire Management Division shared a summary of what it would take to get our association's Firewise program back up and running. No actions were taken at this meeting. Discussion will continue at the April board meeting.

Facilities Manager Report:

1. Alan has asked Jake Pennock to grade association roads by May.
2. Alan's activity report (through March)
 - a. Chlorine Testing
 - b. Coliform Testing
 - c. Source Meter Reading
 - d. Monitor BOD Website
 - e. Irrigation Ditch Maintenance
 - f. Tree Clearing by CM & Sundance Pump Houses
 - g. Assisted New Homeowner in Locating Water Meter & Septic

Water Manager Report:

1. Kris has been monitoring changes with the booster pump and reports that it is running well.
2. We are losing more water now due to longer pumping durations. There appears to be significant leak (4-5K gal/day) in Green Meadows distribution line.
3. Kris met with Jake Pennock to discuss the water system replacement project. Jake agrees that engineering support is beneficial. Kris requested specifications for the installation work to share with the engineer.

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4. Kris shared that he wants to transition out of the water manager position within six months. He is looking for candidates to fill the position. Bob and Jason will meet with Kris to discuss transition planning.

Treasurer Report:

1. January financial reports were distributed prior to the meeting. Income and expenses are as expected. Account balances as of January 31:
 - o Checking: \$72631.58 (\$40,468.96 from special assessments)
 - o Capital Reserve: \$114,990
 - o General Reserve: \$67,823.47
 - o Employee Bonus: \$5000
 - o Total: \$260650.05

President Report:

1. Bob left the meeting early for personal business. Jason led the remainder of the meeting. Jason suggested that the board set up a Google Calendar for important dates and planned absences. (Jason created the shared calendar after the meeting and notified board members.)

Architectural Committee:

1. Jason reported that construction at 2 Goshawk Lane (VH 18) is still in progress. They have now forfeited their full deposit. We will begin levying monthly fines.
2. Jason reported that construction at 46 Cottonwood Dr (CM-8) is still in progress.

Website:

1. Sally proposed a process change for posting board meeting minutes on the website. If the board approves the draft minutes with no changes, Sally will immediately post them as written after removing DRAFT status. The board approved this change.

The next BOD meeting date and time was scheduled for April 15, 2024 at 8:00 AM to be held remotely.

Respectfully submitted,
Jim Ginn, Treasurer (in
Secretary Dick Nova's
absence)