

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

September 22, 2021 at the home of Mark Ryan, 49 Cottonwood Drive

Meeting called to order at 9:04 AM by President, Bob Rohde, presiding.

Attending:

Directors: Bob Rohde, Paul Smith, Bill Bley, Mark Ryan, and Dick Nova

Facilities Manager: Alan Sodell

Secretary Report:

1. Minutes of the June Board of Directors (BOD) were approved as amended.
2. Minutes of the August BOD meeting were approved as written.

Facilities Manager Report:

1. Alan researched the cost to set up an emergency generator at the reservoir to run the water booster pump when needed during a power loss.
 - a. A 20 kW generator would be required to run the 7.5 hp pump.
 - b. It is estimated the generator would cost approximately \$6,000. Total cost, including propane tank and installation, would be around \$10,000. Alan will talk to an electrician to get a better estimate.
 - c. Discussion followed regarding the cost justification, likelihood of power loss, and an option of a temporary reservoir.
 - d. Alan will also look into the option of wiring a transfer switch to be used with a purchased portable gas generator.
2. Water meter readings are planned for October 15. A notice will be sent to members.
3. Alan has not been able to connect with Rob Wells to discuss the replacement of the Cottonwood pumphouse roof.
 - a. Alan and Kris will proceed with ordering and installing roof flashing vs. replacement.
 - b. Paul said he had excess fire protection foil that could be used in the event of another threatening fire.
4. Alan's activity report for August:
 - a. Chlorination sampling
 - b. Coliform sampling
 - c. Source meter readings
 - d. Well depth readings
 - e. Researched generators for Virginia Ridge
 - f. Working on learning how to edit our website

Treasurer Report:

1. Charges from Palm Construction noted in the August minutes were billed in error. The invoice should have been sent to Steve Krause for separate contract work. The actual cost to remove and replace the reservoir lid for inspection and cleaning was \$370.

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Presidents Report:

1. Bob distributed to the membership the new schedule of fines for non-compliance of CC&Rs and/or failures to comply with decisions and directives from the BOD.
 - a. A number of positive comments were received along with one negative reply.
2. Bob had a discussion with a member in Virginia Hills that had continued to leave a large trailer in place. The trailer has been moved.
3. There have been complaints regarding bright lights being left on at night in Cottonwood Meadows. It was decided that we will request that neighbors contact their neighbors to discuss concerns.
4. A member in Virginia Hills inquired about nuisance barking dogs with a comment that they are reluctant to walk in the neighborhood. After discussion it was decided:
 - a. First, we will request the concerned neighbor contact the members.
 - b. Second, we will send out a general notice to the association if necessary.
 - c. Finally, we will address the situation directly if needed.

Architectural Committee:

1. Paul will send a reminder message to Rob Wells regarding completion of his garage workshop.
2. Funkhousers at VH-18 build start date was reset to August 1, 2021, which was the date the foundation was poured for building construction. Paul will send notice to Mark & Leslie Funkhouser.
3. A revision to the CC&Rs to give the BOD discretion regarding extenuating circumstances that delay completion of construction was debated. This subject will be continued at a future meeting.
4. Shorter time periods for completion of smaller building projects was again mentioned and will also be continued at a future meeting.
5. Kyle Kosmicki and Nicole Hart at GM-28 had new patio installation materials delivered. Paul will talk to them about having the pallets moved to a less conspicuous place on the property.

Website:

1. Alan is assuming responsibility for the website and will meet with Dick to learn how to edit and update the site.

Executive Session:

1. The regular meeting was paused to discuss Facilities Manager and Assistant Facilities Manager compensation.

The next BOD meeting date and time was scheduled for October 14, 2021 at 9:00 AM at the home of Paul & Jacque Smith, 16 Left Fork Wolf Creek Road.

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The meeting was adjourned at 10:30 AM.

Respectfully submitted,
Dick Nova, Secretary