

Special Meeting of Members of the Wolf Creek Property Owners Association

December 30, 2023 - Meeting held remotely

Meeting called to order at 9:00 AM by President, Bob Rohde, presiding.

Attending:

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

Facilities Manager: Alan Sodell

Water Systems Manager: Kris Borgias

Members: Paul & Jacque Smith, Jeff Coopersmith, Mark Funkhouser, Jan

Erickson, Cindy & Dick Metler, Kyle Kosmicki, Duana Kolouskova, Erik

Brooks, and Mark Ryan

Meeting Purpose:

1. This was a special meeting of members of the WCPOA to ratify the 2024 operating budget of the Association adopted by the Board of Directors on November 28, 2023.
2. The budget shall be deemed ratified by the members unless a majority of the members reject the budget, as provided in Section 9.2 of the Bylaws.

Meeting Summary:

1. The budget proposal was distributed to membership on December 8, 2023 along with notification of this meeting.
2. Bob Rohde welcomed everyone to the meeting and asked Jim Ginn to provide a review of the budget proposal.
3. Jim gave the following summary:
 - a. Bart and Lyndsay at Bradshaw Accounting have provided good service.
 - b. Budget work and data gathering by Alan and Kris began in October.
 - c. As stated in the meeting announcement, operating expenses are projected to increase by approximately \$19,000 over last year's budgeted amount. This increase is primarily due to an estimated 85% increase in costs for road maintenance, dust abatement and weed control.
 - d. Based upon the expected expense increases the yearly maintenance fees are being increased from \$550 to \$760.
 - e. The water fee base rate will remain level at \$648 and there will be only one \$1000 special assessment for capital improvements on the water system rather than \$2000.
4. Paul Smith stated that 2023 road maintenance was well over budget due to dust abatement application and asked on what authority the abatement had been added to county roads.
 - a. Bob explained that there had been discussion regarding the application of abatement on L Fork Wolf Creek Rd, but that the application up to Green Meadows Dr as well as from L Fork to Park Ln was a miscommunication.

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- b. Bob added that application past Goshawk Ln had been paid for by owners further up the road. He also said that the areas done by mistake only amounted to around \$1,000 and had actually been a benefit to many.
5. Jim noted that the 2024 dust abatement budget estimate is for the Cottonwood and Green Meadows loops as well as the Virginian Ridge Rd (FS 5005) between Park Ln and Goshawk Ln.
 - a. Bob explained that road maintenance on FS 5005 up to Goshawk Ln was necessary since the deeds to the Virginia Hills residents in that area stated it was the obligation of the association.
 - b. Paul questioned the obligation. In response it was noted that this was not a subject for this meeting.
 - c. Paul then said that road maintenance expense for 2024 was too high and we should alternate road work from year to year.
 - d. Kris Borgias and Alan Sodell explained that the abatement product being used had more material substance and would build up over multiple applications. Alan also said that the cost had significantly increased for 2024. He added that there was a savings though since no water truck was required.
6. Cindy Metler asked how the special assessment income was being spent.
 - a. Jim replied that it was being used for water system capital improvements.
 - b. Bob explained that water transmission and distribution lines between the Cottonwood well house and Wolf Creek Rd has been replaced in 2023 at roughly \$35K, and the next plan was for the lines from that point up to Aspen Ln in Green Meadows with a \$60K estimate.
7. Cindy and Dick Metler then mentioned that significant water system work had been done a few years ago in the Green Meadows area from their home toward Aspen Ln.
 - a. Kris replied that per records he had seen that there had been repair work in the area in 2005-2006 and then again in 2008. He said it was a problematic area.
 - b. Bob said we still have around a 50% loss in the transmission line to the reservoir and that consequently this is the place to start and that we do plan to do it piecemeal.
8. Bob asked if there were any further questions and if not, did anyone disapprove the 2024 budget proposal.
 - a. Paul and Jacque Smith voted no on approval.
 - b. There were no additional votes to disapprove from the other 9 members attending.
 - c. Prior to the start of the meeting there had been 18 approval votes received via email.
 - d. The 2024 WCPOA Budget was ratified as proposed.
9. Mark Ryan and Jan Erikson thanked the board for their work.

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The meeting was adjourned at 9:30 AM.

Respectfully submitted,
Dick Nova, Secretary