

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

July 26, 2024 – meeting held remotely

Meeting called to order at 8:00 AM by President, Jason Williams, presiding.

Attending:

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

Facilities Manager: Alan Sodell

Water System Manager: Kris Borgias

Admin:

1. Board Google account sending sign-in activity to the board member's emails.
2. Clarification of new roles: McKenzie - Secretary, Jim - Treasurer, Jason - President, Kris - Firewise, Dick Nova - VP

Secretary Report:

1. Robert motioned to approve June minutes, Sally 2nd. Minutes of the regular June Board Meeting were approved as written.
2. Dick N will forward the minutes to Sally for posting to the website.
3. McKenzie assumes the secretary position.
4. Jan 2025 we need to send report to fed gov

Facilities & Water Manager Report:

1. Facilities Manager Hiring Update
 - a. Need to circle back with Jurgen
 - b. Ad got 1 reply, need to circle back with them
 - c. Need to post about position - McKenzie will add it to the Methow Community Forum on FB
 - d. Alan mentioned putting the ad in Evergreen Rural
 - e. Finding a candidate is ongoing
2. Seasonal Road maintenance
 - a. Alan - Weed spraying complete, will follow up in Oct
 - b. Jason talked over publishing a road maintenance schedule via google sheets, board discussed prioritizing dust abatement each year if the budget allows
3. Irrigation and access
 - a. Water numbers are steady, we are putting a sample tap in a well in one week
 - b. Replacing parts of mainline in mid-August
 - c. 500-1500 gallons is 24 cents/gal/day over 1500 is 36 cents/gal/day - Board to discuss water rates at the next meeting, and access vs conservation.
 - d. Discussed upgrading Cottonwood Meadows pipe size.
 - e. Decommissioning the Left Fork meter would save us about \$53/mo.
4. Sale of Klaus's property - confirmed that the 2 lots are combined and any new owner cannot separate them and/or build on the 23rd lot. We will make sure the listing agent knows.

Treasurer Report:

1. Water billing is in progress and running late
2. We have a new accountant, Kim
3. 2025 Budget to be done by Dec 15th - estimates in September, draft in Oct, final in by Nov 15th.

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Architectural Committee:

1. Transition going well - Dick M will now take over as chair.
2. Paint - owners of lot 65 in Cottonwood have been painting their house without approval from the committee. Dick will reach out to them. It was noted that the green was fairly bright.
3. *See notes in Website report

Website Report:

1. We can save money by paying for a 2 year license for the website, board agreed to do that.
2. New content - FAQ page and/or a page we can point members to for general information and questions.
3. Make architectural checklist and guidelines clear on the website.
4. Sally will mockup an online form for architectural review requests for members.

The next BOD meeting date and time was scheduled for August 27, 2024 at 8:00 AM to be held remotely.

The meeting was adjourned at 9:00 AM.

Respectfully submitted,
McKenzie Johnson, Secretary