

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

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9am May 18, 2026 – meeting held remotely

Meeting started at 9:03 by Dick Nova, President.

## Attending

Directors: Dick Nova, Sally Eckert, Bill Bley, Bob Rohde, Roland Strong, McKenzie Johnson & Jim Ginn

Facilities Manager: Jim Conover

Water System Manager: Doug Hale

Additional: Jim Segaar

Members: Paul Smith, Gay Northrup and Mike McPhaden

## Member comment section

1. Paul Smith - follow up from special meeting. Is there a working group as mentioned? Are we looking for leaks? Members who voted no on special assessment should be represented. Board is putting too much emphasis on percentage leaks. Has the board looked at working with the state to have our leakage percentage be 20%? Will you be separating the 2 budgets in the future, for special assessments, and the usual budget?
2. Dick Nova let Paul know that most of these questions would be answered over the course of the meeting.

## Approval of April Board meeting minutes

1. [APRIL 2026 WCPOA Board minutes](#) Bill B motioned to approve, Bob seconded, no one opposed.

## Water Manager Report - Doug Hale

1. Chlorine measurements and results - been challenging until just recently. Jim C has gotten all the issues resolved since the 5th of May.
2. Well 2-3 lines replacement schedule - first half June, no definite date yet. Jim C will be on vacation from the week of the 6th.
3. Water use efficiency report - last year's leakage was about 38%, 55% in previous years. Some progress has clearly been made, however leakage still is very significant.
4. Loss of over a million gallons over the winter and 2 million in the summer in the distribution system.

## Facilities Manager Report - Jim C

1. Jim C will be on vacation week of June 6
2. Chlorine levels evening out. Electronics in pumphouse 3 may still not be working properly or are skipping a cycle.
3. Dust abatement will be done today, May 18th.
4. Working with the forest service on 500 road. Would like them to apply the stabilizer on Goshawk since we've been paying to grade the road.
5. Left fork was graded but unsure of by who. Will talk with Pennock about taking that off their scope of work.

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6. Need to let the 3 properties affected by water line replacement as well as all of Cottonwood Meadows.
7. Irrigation ditch - has flooded part of Bob's lot. May need to excavate part of Aspen Lane, the ditch and clean out the culverts. Bill has talked with Stewart, he is building a larger culvert across his driveway, we need a culvert under Aspen Lane to his drive, and maybe crossing the first part of Aspen lane in the middle. Jim C and Bill B will meet to walk through it.

### **Water replacement project update - Jim Segaar**

1. Status update - sent a doc out about a week ago. Can be made into a communication for the members. Bid was accepted from Cutter. Suggest a contingency of 25% for the project. This would leave 175k available after the replacement project.
2. 1 - replace the pump control system so only one pump pumps at a time. 2 - add meters in order to be driven by data.
3. Jim S Has been in communication with Kris and Pete.
4. Bill motioned to move forward with the project, Dick Nova 2nded, all agreed.
5. Future funding proposals after installing meters are sizable, Green Meadows - 300k, Cottonwood maybe 500k. Could propose a 4 year plan to the membership for 2k a lot for 4 years - 608k. Or option 2 - 1k per lot for 4 years, and could do Green Meadows after the 4 years.
6. After isolation meters are in, Jim C can read meters every month to find the leaks and isolate within months.
7. Questions to think about - How long do we want this to take and how much do we want to ask for at any given time? Board will work to come up with the next step of the funding plan.
8. Jim S will work with Sally about comms to membership.

Jim S left the meeting

### **Treasurer Update - Jim Ginn**

1. 2nd half of the special assessment getting billed in June.
2. Everything is going as expected with the exception of more money spent doing road work than budgeted. Road work total is \$59,981 of about 30k budgeted. It is not a hardship as we have general reserves.
3. Jim C went with Spokane bid for dust abatement instead of Cascade Concrete as it was half the price. Jim will follow up with Dave about not dust abating Left Fork and getting a refund.

### **Governance Review Committee Update- Sally**

1. Jacque and Jan are both interested and willing to join.
2. Sally has been doing a deep dive into WUCIOA that takes effect in 2028.
3. Been looking at Senate bill 5129 that went into effect in January 2026. Making sure we're in compliance.

### **Website Update - Sally**

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1. Jim G and Sally met with Richard, the treasurer of North Village to talk about our website and payment platforms.
2. Dick N has updated the contact list and a separate tab with electronic consent. No more need for snail mail.

### **Architectural Committee - Bill**

1. Approved a fencing design
2. 28 Green Meadows project still going on

### **AGM Planning – June 27<sup>th</sup>**

1. AGM Meeting will be at 10:00 AM June 27<sup>th</sup> via zoom due to availability of board members.
2. Email notice and ballot can go out as late as June 13<sup>th</sup> but should go out sooner.
3. Potential agenda - 2025 minutes, Facilities, Water system, Financial, Architecture, Website. Dick will be out of town.
4. Director candidates - Expiring terms – Bill will run again, Bob will not, McKenzie undecided, Jim G burned out by tension around the water system but will put his name in, Roland will not.
5. We will be electing 3 individuals. Bob will look at laws around electing board members and what the ballot should look like.
6. Discussion around an in-person meeting for the water system funding proposals.

### **Schedule next Board meeting**

1. Friday June 5<sup>th</sup> at 9am via Zoom

### **Executive Session 10:22**

The meeting was adjourned at 10:26am

Respectfully submitted,  
McKenzie Johnson, Secretary