

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

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October 1, 2023 – meeting held remotely

Meeting called to order at 8:03 AM by President, Bob Rohde, presiding.

Attending:

Directors: Bob Rohde, Jim Ginn, Jason Williams, Sally Eckert, and Dick Nova  
Facilities Manager: Alan Sodell  
Water System Manager: Kris Borgias

## **Secretary Report:**

1. Minutes of the August Board Meeting were approved as written.

## **Water System Manager Report:**

1. Kris reported that replacement of the first section of the main water system lines was completed.
  - a. The cost came in at \$82/ft. There was \$14K - \$15K in parts expense.
  - b. The lines replaced were both transmission and distribution from the CM Pump house to just below Wolf Creek Road.
  - c. Connection to the new lines has not been done as yet, and that is not the plan until replacement is completed up to Aspen Lane in GM.
    - i. This work will proceed under Wolf Creek Road and up the hill.
    - ii. Kris estimates there will be an additional 400 feet of line to that point.
    - iii. Work will continue next spring after the ground has thawed.
    - iv. Adding to the challenge is that power lines run close along with numerous crossovers of power and water.
  - d. No leaks were noted in the area where work was being performed.
  - e. Bob asked if any inspections were required. Kris will check.
2. Kris indicated that current water usage (over the last 13 days) is down and consequently the overall system leakage is below 50%.
3. The subject of Kris' Waterworks Operator Certification was discussed.
  - a. Since Alan is still doing all of the water system quality testing it is felt that certification is not required at this time. Kris will verify with Corey Wilder of Evergreen Rural.

## **Facilities Manager Report:**

1. Alan cleaned out the irrigation ditch from the headgate at Wolf Creek to past the fish screen.
2. He plans to meet with Jake Pennock next week to survey the association roads for grading next year. Dick asked Alan to take a look at Virginian Ridge Road from Left Fork WC to Goshawk Lane in the process.
3. Alan will also talk with Loren at Cascade regarding dust abatement next year.
4. Alan & Kris will be reading residence water meters on October 16<sup>th</sup>.

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

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5. Alan also indicated he is monitoring the association Gmail account on a daily basis.
6. Alan's activity report for July:
  - a. Chlorine sampling
  - b. Coliform sampling
  - c. Nitrate sampling
  - d. Source meter readings
  - e. Well depth readings
  - f. Weed clearing around Pump House
  - g. Dust abatement oversight
7. Alan's activity report for August:
  - a. Chlorine sampling
  - b. Coliform sampling
  - c. Source meter readings
  - d. Well depth measurements
  - e. Weed wacked along Transmission Line to CM Pump House
  - f. Worked on correcting sampling error on DOH website
  - g. Monitored board Gmail
  - h. Had updated map with new owners printed
8. Alan's activity report for September:
  - a. Chlorine sampling
  - b. Coliform sampling
  - c. Source meter readings
  - d. Cleared irrigation ditch from the head gate up to the flow gauge
  - e. Contacted Jake regarding the roads and will meet with him next week to get an estimate for budgeting.
  - f. Will be contacting Lauren to go over plowing and get an estimate for dust abatement costs for next year
  - g. Monitored board Gmail account.

### **Treasurer Report:**

1. Jim reported the following financial information as of the end of September:
  - a. We have \$58,771.26 in checking.
  - b. The savings account is at \$158,021.02
  - c. \$53K has been collected on the second payment of the special assessment leaving 23 payments short to date.
  - d. Jim plans to look into higher interest-bearing accounts.
2. Budget planning will start this month and Jim expects to have a draft for discussion at the next meeting later in October.
  - a. Jim asked Alan to inquire about expected snow plowing rates next season.

### **Presidents Report:**

1. Bob reported that an update to our reserve study is TBD.

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

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2. Bob reminded Dick that a review of the consolidation of the CC&R revisions to date prepared by Jacque Smith was to be reviewed.

### **Architectural Committee:**

1. Jason reported that a new carport and deck replacement at 55B Left Fork Wolf Creek Rd (GM-32) has been approved.
2. Dick reported that completion at 2 Goshawk Ln (VH-18) was progressing.
3. Work at 46 Cottonwood Dr (CM-8) is continuing. The 18-month construction time completion is January 1, 2024.

### **Other Business:**

1. Prior to the meeting Jason distributed a proposal for a work party on November 4<sup>th</sup> at the Wolf Creek Community Park. The board was in support and Jason will send a message to membership.
2. Dick reminded Jason that easements for the Patrick-Adams walking trail were still needed.

### **Website:**

1. Sally is maintaining the site with no issues at this time.

### **Executive Session:**

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

The next BOD meeting date and time was scheduled for October 27, 2023 at 8:00 AM to be held remotely.

The meeting was adjourned at 9:00 AM.

Respectfully submitted,  
Dick Nova, Secretary