

Wolf Creek Property Owners Association

2020 Annual General Meeting

June 27, 2020 meeting held remotely

Called to order at 9:31 AM by President, Bob Rohde, presiding.

Attending:

Board of Directors: Bob Rohde, Paul Smith, Bill Bley, and Dick Nova

Facilities Manager: Alan Sodell

Association Members: Rich Adams, Jan Erickson, Duana Kolouskova, Jason Williams, Jacque Smith, Mike McPhaden, Steve Krause, and Fred Chapman

Bob Rohde welcomed those in attendance. He stated that 22 ballots had been returned and that Bill Bley and Bob Rohde had been reelected to the WCPOA Board of Directors (BOD) to serve an additional two years.

There being no comments or objections to the draft minutes from the 2019 WCPOA Annual General Meeting the minutes were adopted as written.

Alan Sodell introduced himself and stated that he has thoroughly enjoyed being the Facilities Manager and getting to know the association members. He proceeded with an overview of the water system:

- There are two wells in Cottonwood Meadows (CM) and a water reservoir above Green Meadows (GM).
- Six homes in Virginia Hills (VH) are served by booster pumps located in the reservoir room.
- Alan tests chlorine levels five days per week and chloroform once per week. There have been no water test failures over the last year.
- Lead, Copper and Radium 228 are tested every 3 years and, in addition to Nitrate and Gross Alpha, are being tested this month.
- The Annual Water Quality Report (Consumer Confidence Report) was distributed earlier this month.
- We have a system leakage goal of < 20% and are above that now. A leak detection company was unable to locate the leak sources. We will continue to investigate.
- Evergreen Rural Water of Washington will do a water audit this year.
- A reservoir inspection is done every 3-5 years and will be done this summer.
- Yearly back flow device testing will also be conducted this summer.

In addition Alan listed the following maintenance and improvement projects:

- A water pressure booster pump is being considered for a few homes in GM.
- We were unable to have the roads graded due to contractor availability. However, dust abatement was completed and gravel was delivered to GM and CM for filling in potholes.
- Weed spraying was conducted primarily for Russian Thistle and Knapweed. Mike McPhaden asked how long until we see the effects and Alan replied it normally takes a couple of weeks.
- Yard debris had been piled at the entrances to CM which took a day to clean up.
- “Clean up after your dog” signs were posted at the entrances to GM and CM.

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Paul Smith provided the following report from the Architectural Committee (AC):

- Paul is the chair of the committee and the other members are Bob Rohde and Dick Nova.
- The committee exists to guide home owners in interpreting the CC&R's when creating or altering structures on their property.
- The committee oversees some legal/code issues to avoid problems later, like setbacks and hook up to water system.
- The primary objective is to avoid eyesores that would affect neighboring properties. It's mostly about aesthetics and consequently is subjective.
- Over time, values change with the times and trends. Precedent is not a hard and fast guideline. The current committee and board are not held to repeat prior approvals.
- A recent area of concern is the installation of solar panels which create a large visual impact to the existing aesthetic of the neighborhood. The committee legally cannot ban them, but can control how they are installed. The earlier installations happened with little or no oversight by the board or AC.
 - Starting with a recent request to install roof top solar, the committee consulted outside sources for guidance and adopted limitations contained in State Law: RCW 64.04.150. The guidelines are very fair and do not impact the cost or performance of an installation. These guidelines will soon be posted to the web site.
 - The committee is currently working on guidelines for ground based solar which presents more issues. Until these guidelines are formulated, each request will be dealt with separately. Where roof top can blend in with the existing structure the committee must work to reduce the visual impact of ground based through placement and screening.
 - If one is considering installing solar, advise the committee sooner than later. Plans and deposit must be submitted at least 30 days prior to starting.
- There are a few new construction projects and a few older ones in the works and the committee wishes to thank those members who have kept the communication going.

Bill Bley gave a financial update:

- Income is on plan.
- Expenses are very close to plan.
 - Snow plowing was a bit above budget but road maintenance was below.
 - Water system and maintenance projects are tracking to plan.
- At the close of June a budget to actual spending report will be generated. It should be posted to the web site in early August.

Bob Rohde commented on the state of the association:

- In general everything is running smoothly, primarily due to the work of Alan with his assistance from Kris Borgias.
- We are currently seeing around 36% water loss on a yearly basis, the majority of which is in the transmission line from the wells to the reservoir. The amount of loss has not been increasing.
- We have had no new volunteers to serve on the BOD and would request association members to give it consideration. If interested you could attend a board meeting to get a

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feeling for how we operate. Duana Kolouskova said that they will be jumping in at some point.

Paul Smith next gave an update on community trails:

- The Wolf Creek Park trail, now named the Paul Smith Trail (thank you) has become very popular.
 - It was planned to be a group effort, with each 100 ft. section adopted by a different member.
 - The eleven adopters helped clear and smooth their section and agreed to keep it clear and work to remove deadwood adjacent to the trail.
 - Only a limited group is allowed to burn - the “burn team” and adopters work at their own time.
 - We would appeal to the adopters to spend some time on their section. If that becomes a problem we can look for someone else to assume responsibility.
 - The trail was also used in the winter. Most, but not all, of it can be snowshoed. We would like to make all of it ok for snow shoeing. Watching the creek slowly ice over can be magical.
- New trails may be coming!
 - Last year we commented on the possibility of a connector trail between GM and CM. Progress has been slow, but we are much closer.
 - An existing easement containing our water line has served as a corridor passage used for years by some in the neighborhood. We now need to give adjacent property owners a chance to comment and set up some work parties to finish it.
 - That would be phase one in a larger trail plan that could potentially link GM and VH, which includes a community park that is wide open for trail building. Some existing easements give us possibilities.
- Trails are one of the most desired features a community can offer its residents. We will be looking for more volunteers who share a love of trails and trail building.
- Contact Paul by phone or email to volunteer.
- Jason Williams asked if there were any plans to tie into the MCT and Paul responded that is not the intent.
- Duana and Jason indicated that they were very willing to help with the trail building.

Fred Chapman offered words of thanks to the board members and Alan for all their dedication and hard work.

There being no additional questions or comments the meeting was concluded and adjourned at 10:05 AM.

Respectfully submitted,
Dick Nova, Secretary