

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

April 14, 2023 – meeting held remotely

Meeting called to order at 9:04 AM by President, Bob Rohde, presiding.

Attending:

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

Facilities Manager: Alan Sodell

Water System Manager: Kris Borgias

Secretary Report:

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

Facilities Manager Report:

1. Alan reported that water meters were read yesterday.
 - a. All residences were within the base usage level.
 - b. It is too early to get a firm baseline on the overall system loss following the repair last month in Green Meadows but the leakage rate is down significantly.
 - c. Transmission line loss is estimated at 10%.
 - d. Jim requested that the billing spreadsheet is run by Dick prior to sending it to the accountant. Alan said that this is the normal plan.
2. Alan drove the association roads with Jake Pennock in preparation for grading next month.
3. Kris further reported on the water system status following the Green Meadows leak repair.
 - a. Water loss decreased from 65K gallons/day to 6.5K!
 - b. 5.5K gallons/day are lost in the transmission line.
 - c. Consequently, around 1,000 gallons/day are lost in distribution currently during this low water usage time.
 - d. Kris believes we should revisit the area in Cottonwood Meadows where repairs were done last year. He also speculates that there could be a transmission line leak in Green Meadows.
4. The system-wide leak detection planned effort has been canceled due to the latest repair and meter readings. The current status allows us some breathing room in order to develop a thought-out strategy for replacing system distribution lines.
5. Kris has put together a list of 10 water system projects to be prioritized.
 - a. A walk-about with Pete Soderquist is planned soon for Pete to give specific history and insight regarding the water system.
 - b. Discussion followed including thoughts to add more meters, isolation valves, and pressure gauges in conjunction with replacing larger sections of water line.
 - c. Replacement of the transmission line from the Cottonwood Meadows pumphouse to just above Wolf Creek Road was also discussed.

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- d. It was agreed that a thought-through plan was needed along with contractor selection.
6. Jim said that as a follow-up to the special assessment we should communicate to association members regarding the current status of the water system and the plans moving forward. Kris will draft the message.
7. Jim raised the question of who is responsible for water leaks between the connection to the distribution line and the residence meter.
 - a. Dick said that this subject came up in 2017 and it was decided at that time that the homeowner bore responsibility. The CC&Rs had been amended the prior year in an attempt to clarify responsibility.
 - b. However, most other small and large water systems establish property owner responsibility to the residence side of the meter.
 - c. All agreed that this subject required further review and discussion.
 - i. Kris & Alan will research other systems.
 - ii. A CC&R amendment will be required to make any change.
8. Alan's activity report for March:
 - a. Assisted with chlorine testing
 - b. Coliform testing
 - c. Source meter readings
 - d. Assisted with coordination and repair of the GM leak
 - e. Coordinating grading of roads with Jake Pennock
 - f. Website updating

Treasurer Report:

1. Jim distributed March financial statements prior to the meeting.
 - a. We currently have \$107.8K in checking and \$66.8K in savings. In addition, there is \$86K in reserve savings.
 - b. It was noted that the special assessment line item was not indicated in an even thousand-dollar amount as would be expected. Jim will check.
 - i. To date there are 5 delinquent special assessment payments.
2. Jim reported that electrical base rates have increased.
 - a. We currently have 5 accounts.
 - i. Two are for pumping in Cottonwood.
 - ii. One is for the old pumphouse at Sundance Lane. We are paying \$17/month for power for lights seldom used. Alan & Kris will determine if it is needed.
3. Fines and late fees were reviewed.
 - a. A \$2K construction deposit was forfeited for failure to complete building in 18 months on VH-18. A monthly fine will continue.
 - b. The home at VH-11 has been completed. Jim will check that the remaining deposit has been returned.
 - c. Fines are still being imposed for failure to complete screening of the solar array at CM-2. Jim will check on and determine the frequency of billing for the fines.

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- d. Implementation of late fees should be automatic from our accountant. Jim will discuss this with Lindsey at Bradshaw.

Presidents Report:

1. Bob addressed a member's inquiry regarding agreed planting of screening trees near the home in work at GM-19/20. Since construction is still underway and there was no specified timing in the agreement, the board felt that fall planting is more likely.

Architectural Committee:

1. Jason reported on the meeting that he and Dick had with the new owner of a parcel of land adjacent to the Wolf Creek Community Park.
 - a. The new owner who is also an association member indicated that they are fine with the portion of the Paul Smith Trail as well as the irrigation ditch and fish screen that are on the property.
 - b. They did request an easement for access purportedly to bring a picnic table onto the property and for tree thinning and Firewise work. After discussion it was a unanimous decision to not grant a general ingress/egress easement. However, allowance for the picnic table and Firewise work was agreed.
 - c. In addition, the new owner felt a gate or chain should be placed across the existing, seldom used access path to the park. The board felt that this was not needed at this time.
 - d. Jason will draft a response to the owner.

Other Business:

1. As the association is an OCEC customer Jim asked about voting for the three board positions open for election. Since there are three candidates it was concluded to vote for all three. Jim will send in the ballot.

The next BOD meeting date and time was scheduled for May 26, 2023 at 9:00 AM to be held remotely.

The meeting was adjourned at 11:00 AM.

Respectfully submitted,
Dick Nova, Secretary