

# Annual General Meeting

## Wolf Creek Property Owners Association

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June 28, 2025 – meeting held remotely

Meeting started at 9:05am by President, Jason Williams, presiding.

### Attending

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

**Additional:** Jim Segaar for water system replacement project

**Facilities Manager:** n/a

**Water System Manager:** n/a

**General Members:** Paul Smith, Mark Ryan, Dotti Wilson, Sarah Brooks, Cindy and Dick Metler, Pete Soderquist, Jan Erickson, Diane Chip, Gay Northup, Mike McPhaden, Karl Gunnarsson, Evan Ludmer, Kyle Kosmicki, Laron Eakins, Jeff Coopersmith, Kris Borgias, Jan Erickson, Cindy Sorensen, Fred Slater, Kris Borgias, Carmen Merrill

### Welcome and introduction of Board Members - Jason Williams


### Approval of 2024 Annual Meeting [minutes](#)

1. Jason asked for any edits/comments - none
2. Jason called for a vote, all approved - minutes approved
3. 37 properties voted in favor of the 2 candidates for the board & approving the minutes

### President's Report - Jason Williams

1. Facilities manager update, currently without a manager as Kyle left the position - need an agent on the ground for the board and water manager.
2. Fire season - talk of Firewise and county fire plan changes.
3. Dust abatement rotating through the association to stabilize roads and prevent dust.


### Budget - Jim Ginn

1.  WCPOA May 2025 PL Budget v Actual.pdf
2. Explained that we are in a good position financially
3. Personnel changes, not paying a facilities manager as usual, explained snow plowing budget carried over from last year, road maintenance (grading/graveling/dust abatement) has not been billed yet, paid county to dust abatement first section of left fork was over and above what we budgeted, should even out.

### Water System Current Status - Jason Williams

1. Water system is stable
2. Water manager is Alpine Environmental [alpenviro.com](http://alpenviro.com)
3. HOA volunteers doing chlorine testing
4. Consumer confidence report is available and on the website
5. Water sampling is uneventful

### Water System Replacement - Jason Williams and Jim Segaar

1.  Presentation to Home Owners June 2025.pdf
2. Some transition lines replaced last year - has largely reduced, but not eliminated water loss.
3. Looking to move from a piecemeal approach, to a whole system approach which is less costly & risky in the long run.

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4. Jim Segaar introduced himself and his background, and the amount of work that went into the Water System Replacement Plan.
5. Jim walked through the Water System Replacement plan presentation and estimate of \$3 million for full replacement. Looking at potential funding sources, right now it would be \$4,000/yr per property to fund the project over 10 years.
6. Questions - what are the main problems with the system the homeowners are experiencing? Answer is we were losing 50% water in *transmission lines* before getting to the reservoirs, 12% loss from wells, and losing 26% in *distribution lines*. Loss of 3 million gallons last year. Has gone down this year.
7. What is a normal/acceptable water loss? 15-20%. Water Use Efficiency Act asks that we aim to reduce loss to 20%
8. Would increase from 2" to 4" and discussion of type of pipe, where the leaks are - generally in the joints
9. Talk of low interest loan to spread the cost of the project out to future users of the system. Mark Ryan willing to help out.
10. Goal is to do some work in the summer of 2026.
11. Huge thanks to Jim & the board for the amount of time spent on this project.

### Architectural Committee - Dick Nova

1. Dick Nova current chair, McKenzie Johnson and Bob Rhode
2. Activity in the last year: approved tree removal, re-siding project, an exterior paint color, fence extension. 1 home completed in Cottonwood Meadows, small addition approved in Green Meadows, carport in progress, solar panel screening.
3. Architectural Committee checklist modified, new construction requirements and website section under review and will be updated soon.
4. When a project is done, site needs to be cleaned, all materials removed, port-a-potties etc. A committee member needs to walk the area. Main concern is respect for neighbors.

### Website - Sally Eckert

1. Sally manages the website, if you have any questions or need anything please contact Sally. Url is <https://www.wolfcreekpropertyowners.org/>

Final thoughts - if you want to help with funding for the water system, finding a facilities manager, etc. please reach out to the board.

The meeting was adjourned at 10:06am

Respectfully submitted,  
McKenzie Johnson, Secretary