

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

June 24, 2023 – meeting held remotely

Prior to the start of the meeting the WCPOA Annual General Meeting (AGM) was held.

Meeting called to order at 9:43 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 May Board Meeting were approved as written.

Election of Officers:

1. Dick had been reelected to the board and Sally elected to the board by the membership at the preceding AGM. Both positions are for a two-year term.
2. Bob asked if all the current officers would volunteer to retain their offices for the next year. All agreed.
 - a. Bob - President
 - b. Jason - Vice President
 - c. Jim - Treasurer
 - d. Dick – Secretary
3. Sally was asked if she would assume management of the association website and she agreed. This will free up Alan to focus on his other duties. Alan will work with Sally to transition responsibility.
4. Jason will continue as chair of the Architectural Committee. Bob and Dick will remain on the committee.

Facilities Manager Report:

1. Association maintenance of road 5005 off of Left Fork Wolf Creek to the Virginia Hills plat was discussed.
 - a. Prior to the meeting Trudi Garing had sent a message to the board.
 - i. When the Garings purchased their property from Al Perrow in 1982 he informed them that the road would be maintained by the association, and she attached a copy of their deed stating that this access road is part of the development.
 - ii. The road has been snow plowed every year.
 - iii. Trudi added that we now have more homes and permanent residents living in Virginia Hills and requested more attention be paid to maintaining the road.
 - b. Dick stated that his deed included the same language, confirmed Trudi's input, and agreed with the request. He added that last year he

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- had asked Alan to include dust abatement for the road portion between Park Lane and Goshawk.
2. Road system dust abatement was next discussed.
 - a. Kris said that all roads could stand treatment. The quote from Cascade was \$12,382.
 - b. Jim reported that we had sufficient Rainy-Day funds to cover but that we would consequently need to raise fees next year.
 - c. Jim also questioned if we could draw road maintenance funds from the reserve account.
 - d. Dick said that dust was a definite issue between Park Lane and Goshawk Lane and that people heading up to and down from Virginian Ridge tended to drive fast. He also suggested we put up speed limit signs.
 - e. Jim said that CM is pretty much hard-pack and dust abatement may not be needed. Kris and Sally concurred.
 - f. Kris mentioned that West GM recently got fresh gravel and could use treatment.
 - g. Bob & Jason agreed to look at GM to decide what was necessary.
 3. Referencing recent messages from Kris regarding water system line replacements, Jim asked how Edelweiss was managing their work.
 - a. Kris was not sure but indicated that our approach will span a number of years starting with the main lines.
 - b. Dick asked if it would make sense to sign up Jake Pennock for a longer term if his work this year proves out. Kris thought that may be a good idea. Jason & Dick suggested offering him a retainer. Kris agreed to talk to him.
 - c. Given that the current plan will take 2 to 3 years Kris also said that he would talk to Palm Construction.
 4. Alan's activity report for May:
 - a. Assisted with chlorine testing
 - b. Coliform testing
 - c. Worked on ditch control with WDFW
 - d. Updated website
 - e. Worked with title company on sale of Krause's house
 - f. Updated contact spreadsheets
 - g. Cleaned up branches that had been taken down from trees along Paul Smith Trail
 - h. Weed wacked around pump houses and wells
 - i. Measured well depths

Treasurer Report:

1. See separate AGM minutes.

Presidents Report:

1. See separate AGM minutes.

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Architectural Committee:

1. See separate AGM minutes.

Other Business:

1. Jim queried what the process was for checking the board gmail account. Dick suggested that Alan could check the messages and forward them as appropriate. Alan agreed to check the messages daily.

The next BOD meeting date and time was scheduled for July 23, 2023 at 8:00 AM to be held remotely.

The meeting was adjourned at 10:27 AM.

Respectfully submitted,
Dick Nova, Secretary