

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

9am July 19, 2026 – meeting held remotely

Meeting started at 9:00 by Dick Nova, President.

Attending

Directors: Dick Nova, Sally Eckert, Bill Bley, McKenzie Johnson & Jim Ginn

Facilities Manager: N/A

Water System Manager: N/A

Additional: Jim Segaar as volunteer water replacement manager

Members: Gay Northrup, Jan Erickson, Paul Smith (joined 9:30am), Jess Ludmer (joined 9:44am)

Member comment section

1. Jan Erickson - putting in an invisible fence for the dogs. Sorry that it has been a problem for people. Dick - our intent was not to have you singled out, we will remind all members that dogs need to be under control.

Officer Assignments

1. President - Bill nominates Dick, and Sally seconds. All approved.
2. Vice President - Bill would like to support Dick in this capacity for a year before potentially stepping into President. Jim nominated Bill for VP, Sally seconds, all approved.
3. Treasurer - Jim G to continue as treasurer
4. Secretary - McKenzie to continue as Secretary
5. Architectural committee - Bill as head, McKenzie will stay on, will put it out to members with engineering or architectural backgrounds about joining as the 3rd.

Secretary Update:

1. Approval of meeting minutes: [June 2026 WCPOA Board meeting minutes](#) - Bill moves to approve, Jim G seconded all approved. [2026 AGM DRAFT minutes](#) - Jim G motions to approve, Bill seconds, all approved.
2. WCBOD email process - talked over briefly. Will need more discussion. McKenzie mentioned putting an auto-reply to set expectations to members about response time and where to find materials. McKenzie will start sending members a followup email after Board meetings with highlights, draft minutes and the date of the next meeting.
3. WCBOD to get their own Zoom account. Sally will look into it. Right now we are using McKenzie's work Zoom account.

Jacque S et al letter

1. Dick reiterated that he thought we did the proper thing and gave the other candidates the opportunity to respond to the membership. Jim G completely supports what Dick is saying. All other Board members agreed.

Water Manager Report - Doug Hale

1. N/A

Facilities Manager Report - Jim C via email report

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1. Would like a meeting for the controls and meters. Wants to know more about the controls and the new meters. Thought is the meters may have to be done about the same time. Believe everything will be tied together.
2. Virginia Hills is experiencing pressure loss, might have a leak, should look at this issue. Requires time and some help from the residents. Needs about an hour of no water use to see if pressure holds more than a couple minutes. McKenzie will touch base about this.
3. The water line replacement has gone well. A bit behind schedule. Nothing major. Testing scheduling was most of it. Everything is back filled and looks good except next to well #3. Waiting for another test before it's hooked up and the last hole back filled. All other testing looked good.
4. Still working with a couple home owners to get dead trees removed. Wind and red flag warnings have hampered timing.
5. Dick said Cutter was contacted by someone saying they didn't know what was going on. Dick double checked that we had no obligation to let Perrow, who is not a member of WCPOA know what we were doing. We have complete authority to maintain and replace things relative to the water system.

Water replacement project update - Jim Segaar

1.  BOD 07 26.pdf
2. Need to create a new map of the system as we go and we need to figure out who and how to do that.
3. We will have a town hall meeting in the fall when the multi-year proposal is ready and ahead of the budget vote.

Jim S left meeting at 9:44am

Quarterly Treasurer Report - Jim Ginn

1.  WCPOA July 2026 Treasurer's Report.pdf
2.  WCPOA June 2026 Balance Sheet Detail.pdf
3.  WCPOA Jan-June 2026 PL Budget Vs Actual.pdf
4.  WCPOA Insurance.pdf
5. Dick one question - why all the credit and debit for members dues and fees in the detail
6. Jim completed our annual report with the state
7. Budgeted for a reserve study but have not done it. We will move forward with it as it is required every 3 years. Jim will reach out to the company that did it in the past, McKenzie will reach out to a new company.
8. Board voted and approved adding additional D&O coverage for defence costs.

Governance Review Committee Update - Sally

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1. 4th meeting is tomorrow morning. Jacque and Jan are amazing, thank you.
2. Restated Bylaws Draft with WUCIOA updates should be ready for review at the next meeting.
3. McKenzie reached out to some attorneys and Sally and McKenzie met with one. Might be worth using for the 2028 updates and the CC&Rs.

Website Update - Sally

1. Wix replacement website recommendation and next steps. Recommends HOA Start and we can grow into it. Will vote on this in the August or September meeting.
2. McKenzie can help with the website project moving forward.

Architectural Committee - Bill

1. Nothing to report.

Member Communications

1. Dogs in GM (see Member Comment section)
2. Speeding - has been mentioned a number of times by members
3. Boats & RVs - need to be stored
4. Mel S message re Hantavirus - Mel sent the info to the board in June. Bill gets alerts from Okanagan and will keep an eye out for updates.

Schedule next Board meeting

1. August 14th 9am via zoom.

Meeting adjourned at 10:10am

Respectfully submitted,
McKenzie Johnson, Secretary