

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

October 9, 2025 – meeting held remotely

Meeting started at 10:20am by President, Jason Williams, presiding.

Attending:

Directors: Jason Williams, Jim Ginn, McKenzie Johnson, Bill Bley, Dick Nova

Facilities Manager: James Conover

Water System Manager: Doug Hale

Additional: Jim Segaar for water system replacement project

Introductions - Jason

Approval of Sept [meeting minutes](#)

1. Jason asked for any edits/comments - none
2. Jason called for a vote, all approved - minutes approved

Water manager report - Doug Hale

1. Looked into reservoir/tank cleaning - last time was in May of 2021 by Liquid Vision, recommended is an average of 5 years. Quote of \$4,860.80 - might be better to just fix known leakage as we don't have a big silt problem.
2. Tank seems to be overfilling - have ITC come out and look at levels and controls.
3. Will wait 1 year and look at cleaning again then
4. Chlorine levels virtually zero - not adequate. A hose had popped off for about 5 days.

Facilities Manager Report - James Conover

1. Meter Reading with Kris Oct 15 - can record directly into spreadsheet
2. Will be changing locks
3. Met with Doug and went over requirements for Chlorination of the Reservoir. Working to achieve .20 reading at the end/lower areas. I have issues with the chlorinator that I am working through to ensure constant chlorination.
4. Noticed excessive leaking in the reservoir pump bunker after the reservoir was filled. Doug worked on an estimate for cleaning and inspection.
5. Working through Jim Ginn's request for items to forecast the budget for next year. Plowing quote is finished, dust abatement quote will be done first of the year. Working on grading & weed control quotes.
6. Still looking for a volunteer for water testing at a lower residence.
7. Contacted County Public works to get Left fork graded going up to Reservoir.
8. Still need a chlorine tester - going to tap Sally E for the job
9. Weed control - concern for anything other than Russian thistle? Getting quotes for once a year Oct spray.

Water replacement project update - Jim Segaar

1. Engineering update - Todd has the signed contract and retainer. Timeline for bids this winter so they plan to be done in December.
2. Doug has a recommendation for a contractor from Okanogan.
3. Jim S will meet with Jim C about the project.




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Doug Hale & Jim Segaar left meeting at 10:51am

Architectural Committee- Dick Nova

1. Coopersmith/Snow generator shelter is 'finished.' Now it is even much louder than it was before, Bill spoke to them about the noise, Jeff will work on 'sound-proofing.' Planting for shielding is still to happen around the shed.
2. Policy change announcement: [Please vote](#) on which improvements need AC approval under the newly voted policy
3. CC&R change regarding daisy - chaining projects. Amendment needs to be passed & wording written up.

Treasurer Report - Jim Ginn

1.  WCPOA Sep 2025 Balance Sheet.pdf
2.  WCPOA Sep 2025 PL Budget v Actual.pdf
3. Budget estimates -  WCPOA 2026 Budget - 1st Draft.pdf
4. Proposed raising water fee 10 cents a gallon for upper 2 tiers in 2026 budget. Baseline rate stays the same. Budget projection stays the same. Jason moved to approve, Bill seconded, none opposed.
5. Maintenance fees going up 10% for 2026. 3 years ago was the last maintenance fee increase.
6. Special assessment of \$2,000
7. Bill will draft a letter to the county about road 5005

Budget presentation and meeting

1. Meeting must be announced within 30 days after adoption of budget with at least 14 days notice

Website

1. Website CC&Rs needs to be simplified - remove old versions

BOD email password change

1. Jason will update and send out to BOD members and facilities manager

Schedule next meeting

1. The next BOD meeting date and time was scheduled for November 6th at 10:15am to be held remotely

The meeting was adjourned at 12:01pm

Respectfully submitted,
McKenzie Johnson, Secretary