

# Wolf Creek Property Owners Association

## 2024 Annual General Meeting

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June 22, 2024 meeting held remotely

The meeting was called to order at 9:03 AM by President, Bob Rohde, presiding.

Attending:

Board of Directors: Bob Rohde, Jason Williams, Dick Nova, and Dick Metler

Facilities Manager: Alan Sodell

Water System Manager: Kris Borgias

Association Members: Jan Erickson, Jeff Coopersmith & Stefanie Snow, Paul & Jacque Smith, Cindy Metler, Pete Soderquist & Debra Hofmann, Mel Sorensen, Dotti

Wilson, Mike McPhaden, Mark Ryan, Gay Northrup, and Monica Walker

Bob Rohde welcomed those in attendance.

There being no comments or objections to the draft minutes from the 2023 WCPOA Annual General Meeting the minutes were adopted as written.

Bob Rohde stated that 25 ballots had been returned by the start of the meeting and that Bob Rohde, Jason Williams, and Jim Ginn had been reelected and Dick Metler and McKenzie Johnson had been elected to the WCPOA Board of Directors (BOD) to serve a term of two years. Dick Nova and Sally Eckert who have one year remaining on their terms bring the number of board directors to seven.

Alan Sodell provided the following facilities update:

- A Sanitary Survey of our water system is conducted every 3 years by Okanogan County Health. We passed handedly with comments on good records and system infrastructure. Their only recommendation is that we should add a sample tap at well #2 in Cottonwood Meadows (CM).
- Water quality has been excellent. The 2024 Annual Water Quality Report (Consumer Confidence Report) as required by the Safe Drinking Water Act (SDWA) will be posted to the website.
- Grading was completed on the most needed roads in the association, including from the reservoir to Park Lane.
- Dust abatement was also performed on the major roads with the plan to include side roads such as Aspen and Sundance Lanes every 2 years.

Kris Borgias reported on additional water system work activity:

- There have been no new significant problems in the system.
- Kris has been working on hardening the system, including upgrading of the booster pumps at the reservoir.
- As a reminder our plan is to replace the water system transmission and distribution lines gradually. The job began last year with replacement of system transmission and distribution lines from the Cottonwood Meadows pump house to just below Wolf Creek Road. This project will continue in the next few weeks and will include new lines from Wolf Creek Road to Aspen Lane and then continuing on to Sundance Lane.

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Bob Rohde gave a financial update for Jim Ginn who is on vacation:

- We are tracking under budget for year to date.
  - Both snow plowing and road maintenance are below plan.
  - We currently have approximately \$190K in capital improvement funds available for continued work on water system replacement.

Bob Rohde provided additional remarks:

- He reminded everyone that Alan and Kris are retiring from their positions and that he and Jason Williams are involved in searching for replacements.
- He then announced that he will be handing over the Board President position to Jason Williams.

Jason Williams next gave an update:

- Jason gave a brief synopsis of his background and occupation and indicated he was looking forward to helping lead the board.
- As Architectural Committee chair Jason reported that there is not much new activity at this time.
- Firewise Community activity has been reinitiated and Jason said that Mel Sorensen and Jan Erickson are following the county related efforts. He added that we would like to recruit an additional person to become more involved.

Bob offered a brief report on the Association Website for Sally Eckert:

- Regular BOD meeting minutes are posted on the website following approval by the board.
- Association Declaration of Restrictions & Protective Covenants (CC&Rs) were consolidated with all amendments by Jacque Smith and Dick Nova recorded them with Okanogan County in December. They are posted on the website.

Additional questions and comments:

- Mel Sorensen provided a summary of recent Firewise related county activity.
  - Okanogan County is working on an update to the Wildfire Protection Plan. The plan was initiated in 2009, revised in 2013, and recent work began in February 2024.
    - Involvement begins with Okanogan County staff and local fire departments, then interested parties, and then the public.
    - The plan is not law nor mandatory but will identify priorities.
    - Four outreach meetings occurred in March and April. 100 people attended a meeting held at The Barn in Winthrop.
      - Priorities requested included building protections along with ingress/egress access.
      - A final draft of the report will be provided to Fire Departments and registered interested parties in the next week. A public hearing will occur on July 10<sup>th</sup> regarding the report.

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- Jason added that we need to re-register with Firewise, and again, we would like another member from the association to get involved.
- Conversation then pivoted to the numerous bear sightings and activity of late. There have been visits to homes in all areas of the association and care should be taken.

There being no additional questions or comments the meeting was concluded and adjourned at 9:25 AM.

Respectfully submitted,  
Dick Nova, Secretary