

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

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October 1, 2022 – meeting held remotely

*Note: No meeting was held in September 2022.*

Meeting called to order at 9:00 AM by President, Bob Rohde, presiding.

Attending:

Directors: Bob Rohde, Bill Bley, Jim Ginn, Jason Williams, and Dick Nova

Facilities Manager: Alan Sodell

Assistant Facilities Manager: Kris Borgias

## **Secretary Report:**

1. Minutes of the August BOD Meeting were approved with one minor edit.

## **Facilities Manager Report:**

1. Kris and Alan have continued to work on water system leak detection.
  - a. Along with Evergreen Rural they were not able to locate a suspected leak on the uphill portion of the Connector Trail from GM to Winding Rd.
  - b. American Leak Detection Service is scheduled on October 20. Nitrogen gas is used in the process and in theory can detect a leak within 6 feet. The cost is estimated at \$1500.
  - c. Kris repaired a leaking connection in the Sundance Pumphouse.
  - d. Bill commented that the electric bill increased this year likely due to the well pumps running more to compensate for water system leaks.
  - e. The chlorinator pump in the Reservoir Room was replaced. Kris will rebuild the old pump to maintain as a spare.
2. Alan's activity report for July:
  - a. Chlorination sampling
  - b. Coliform sampling
  - c. Source meter readings
  - d. Coordinated removal of trees in GM
  - e. Coordinated road grading & dust abatement
  - f. Working with Evergreen Rural on leak detection
  - g. Working with contractors on new water connections
3. Alan's activity report for August:
  - a. Chlorination sampling
  - b. Coliform sampling
  - c. Source meter readings
  - d. Leak detection with Corey Wilder from Evergreen Rural – working to locate suspected leak on Winding Rd.
  - e. New water connections – worked with contractors to ensure they followed our protocols.
  - f. Updated spreadsheets with new owner's information
  - g. Working with Kris to determine why the older booster pump is not cycling as it should.

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4. Alan's activity report for September:
  - a. Chlorination sampling
  - b. Coliform sampling
  - c. Source meter readings
  - d. Updated website
  - e. Worked with Evergreen Rural on locating suspected leak at end of Aspen Rd.
  - f. Scheduled leak detection service for Oct. 20th
  - g. Ordered new chlorinator pump due to issues with motor on existing one. Kris will try to rebuild so we have a good working spare.
  - h. Worked on clearing out irrigation ditch due to build up of sediment from early summer rain
  - i. Cleared vegetation behind CM pump house to road to aid in searching for evidence of a leak
  - j. Worked with Kris in repairing leak in Sundance pump house

### **Treasurer Report:**

1. Bill stated that FYQ3 closed yesterday and that a report will be provided at the next meeting.

### **Presidents Report:**

1. Bob was able to contact Karen McDonald of Accurate Reserve Professionals to perform a reserve study for the association.
  - a. The study would be performed and updated over the course of three years at a cost of \$1100/year.
  - b. It was moved and approved to proceed with the study.
2. Bob has talked again with Rick Rose of USDA Rural Development about a potential government loan for water system repairs and replacement.
  - a. If we qualify the expected interest rate would be around 2%.
  - b. The median income requirement for membership is <\$50K. Additional criteria include the percentage of primary vs. secondary homes. Bob has estimated we have 40+% primary and 50+% secondary residents.
  - c. Rick suggested we send someone to a conference the week of October 17 in Wenatchee to learn more. Bob and Alan are planning to attend.

### **Architectural Committee:**

1. Jason reported on the status of building completion at 7 Goshawk Ln (VH-11) and noted that it is fairly complete.
  - a. Construction had not been finished within the 18-month requirement and deposit forfeiture and fines had continued to date.
  - b. Discussion followed with suggestions to move the porta potty inside the garage and remove a small amount of construction material.
  - c. Dick will schedule a conference call with the Architecture Committee and the owners, Fred Chapman and Eleonor Schneider.

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2. A patio project at 3 Green Meadows Drive (GM-28) has been in work for a considerable time. Jason agreed to review the situation.

### **Good of the Order:**

1. Bill reported that a tree is broken/down along Left Fork Wolf Creek Road. He will remove the tree after the end of fire season.

### **Executive Session:**

1. The regular meeting was paused to discuss Facilities Manager and Assistant Facilities Manager compensation.

The next BOD meeting date and time was scheduled for November 19, 2022 at 9:00 AM to be held remotely.

The meeting was adjourned at 10:06 AM.

Respectfully submitted,  
Dick Nova, Secretary