

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

July 20, 2022 – meeting held remotely

Meeting called to order at 9:02 AM by President, Bob Rohde, presiding.

Attending:

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

Assistant Facilities Manager: Kris Borgias

Election of Officers:

1. Bob volunteered to remain President.
2. Bill agreed to remain Treasurer until Jim is prepared to assume the position.
3. Dick volunteered to remain Secretary.
4. Jason agreed to be Vice President.
5. Jason agreed to assume the chair of the Architectural Committee. Bob and Dick will remain on the committee.

Secretary Report:

1. Minutes of the June BOD Meeting were approved as written.
2. Draft minutes of the June Annual General Meeting were approved for posting.

Facilities Manager Report:

1. Kris reported that road grading was completed and he was pleased with the work. Association water was used for the watering truck during the process. He suggested that we should consider grading the roads more often in the future.
2. The booster pump backup generator was connected and tested.
 - a. Necessary components were procured and a connection cable was made.
 - b. Both pumps were able to be run simultaneously during testing.
 - c. Manual setup is required when the generator is needed.
 - d. A ramp was built and the generator is stored in the reservoir room.
3. Kris and Alan worked on water system leak detection with Corey Wilder of Evergreen Rural.
 - a. Corey was good to work with.
 - b. No significant leaks were discovered. The current plan is to do additional testing on Sundance Lane and other branch lines, including Winding Road.
 - c. Bob indicated that he and Alan had a prior conference call with Corey to emphasize that the leak detection survey needs to be completed.
 - d. Kris added that there are potential issues with water lines/connections in the old Sundance pump house.
4. Alan's activity report for June:
 - a. Chlorination sampling
 - b. Coliform sampling
 - c. Source meter readings

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- d. Completed Consumer Confidence Report
- e. Submitted Water Use Efficiency Report to DOH
- f. Monitor ditch level and fish screen operation
- g. Installed 2 new dog signs on Paul Smith Trail
- h. Cleared grass around Pump House and generator
- i. Moved portable generator with Kris into Reservoir Pump House
- j. Updated website with latest CCR Report as well as Backflow Device Survey
- k. Updated Contact Lists and Members Spreadsheets

Treasurer Report:

- 1. Bill is working with Bart Bradshaw regarding the J Bart Bradshaw CPA office assuming more responsibilities for the association. It will take a couple of weeks before for the transition is completed.
- 2. FYQ2 books are not yet closed.

Presidents Report:

- 1. Bob has continued to pursue a Reserve Study Specialist without success.
 - a. The person that conducted a study for Edelweiss has not been responsive.
 - b. Neither Wilson Ranch nor Pine Forest have returned inquiries.
 - c. It was suggested that Mark Ryan may have contact information. Jason mentioned Washington State Chapter Community Associations Institute as a resource.
- 2. The Association CC&Rs are in need of revisions and consolidation.
 - a. Mark believes a thorough review should be done.
 - b. Bob indicated that Mark volunteered to perform the review if his time was compensated at the attorney rate of \$300/hour and donated to charity.
 - c. Bob will talk to Mark and bring back a proposal to the board.
- 3. A tall tree in Green Meadows has grown to be blocking views up valley.
 - a. Other trees have been planted in the area and have now reached 25'.
 - b. Bob proposed that he would pay for the tall tree removal.
 - c. A motion was made and approved to remove the tree.

Good of the Order:

- 1. Bill expressed concern that some homeowners may be renting out their residences on a short-term basis.
 - a. Our CC&Rs prohibit rental of less than 60 days.
 - b. Kris and Jim both suspect at least one home in Cottonwood Meadows.
 - c. Bill volunteered to draft a message to membership.
 - d. Bob will ask Mark if there is any county ordinance to reference as well.

Architectural Committee:

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1. Bob reported that building is underway on a home extension and a new garage both in Cottonwood Meadows.
2. Dick had noticed that construction appeared to be in work on CM-8 and was unaware of any prior approval.
 - a. Jim confirmed that work was indeed in process.
 - b. Dick & Bob agreed to get together following the meeting and review the situation.

The next BOD meeting date and time was scheduled for August 20, 2022 at 9:00 AM to be held remotely.

The meeting was adjourned at 10:05 AM.

Respectfully submitted,
Dick Nova, Secretary