

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

July 25, 2025 – meeting held remotely

Meeting started at 9:04am by President, Jason Williams, presiding.

Attending:

Directors: Jason Williams, Jim Ginn, McKenzie Johnson, Bob Rohde, Dick Nova, Sally Eckert, Bill Bley

Additional: Jim Segaar for water system replacement project

Facilities Manager: n/a

Water System Manager: Doug Hale

Approval of June [meeting minutes](#)

1. Jason asked for any edits/comments - none
2. Jason called for a vote, all approved - minutes approved
3. Review the [AGM minutes](#)

Water manager report - Doug Hale

1. Monthly water testing looking good, dept of health initial testing for PFAS, looked good. Dept of health is subsidizing.
2. Biggest concern is chlorine - hard time getting that leveled out. Alan or Kris responsible for that under Doug's direction.

Water replacement project update - Jim Segaar

1. A question of engineering  [Engineer Funding Request.pdf](#) Board voted to approve up to 3k for engineering
2. Funding update - certain loans can add up to 30% cost to the project. Government grants will not apply. Looking into Wheatland and Umpqua for loans, but need more details for the project, as well as collateral. Could have options for members to finance the assessment. Looking at other sources.
3. Meter and vault policy proposal  [WCPOA Water Meter and Vault Policy.pdf](#) Pros/cons of using meters capable of electronic reading for new construction or needing to replace the meter. Ultimately probably not worth requiring electronic reading capacity, but rather a baseline standard of vault/meter.
4.  [Coil-Pit-Setter.pdf](#)  [Master-Meter-BLMJ-Residential-Multi-jet-Product-Sheet-v0511.20F.pdf](#)
5. Goal to finish the Transmission Line project next summer. Need to get bids, contractors lined up this winter.
6. Jason to initiate adhoc committee meeting.

Jim Segaar and Doug Hale left the meeting 9:45am.

Facilities Manager

1. Per Alan - read source meters, weed wacked around CM pumphouse, cleared irrigation ditch trail, completed a required permit for any road maintenance on 5005 road (no charge), monitored Facilities Manager email & Kris picked up some chlorine recently.
2. Hiring - Bob and Jason met with Jim Conover last week, and then he met with Doug in person. Jim seems very competent and hands-on. Some hesitation around the computer-based work but is willing to buy a computer and dive in. Propose to offer Jim the position at \$25,000 per year with a 6-month review by the Board at which, if approved, we increase it to \$26,000.

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3. Proposed start date of August 1st. Add a 5 year, 5k bonus clause.
4. Jason called for a vote, all approved.

Architectural Committee

1. Current projects - Hindle/Eckert's upcoming project & Funkhouser's construction continuation and storage
2. [New policies](#) adopted via vote, Jason voted against, all rest in favor
3. Architectural Committee to work on wording of CC&R's around 18 month construction requirement & bring back to the board

Treasurer Report - Jim Ginn

1.  WCPOA June 2025 PL Budget v Actual.pdf
2.  WCPOA June 2025 Balance Sheet.pdf
3. Still waiting on Pennock's bill but looking good for the year

Website - Sally Eckert

1. Updates to be adopted on construction page
2. AGM minutes approved from last year, draft AGM minutes from this year can also go up.

Schedule next meeting

1. The next BOD meeting date and time was scheduled for Sept 5th at 9am to be held remotely

The meeting was adjourned at 10:43am

Respectfully submitted,
McKenzie Johnson, Secretary