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

9am October 9, 2026 – meeting held remotely

Meeting started at 9:03 by Dick Nova, President.

Attending
Directors: Dick Nova, Sally Eckert, Bill Bley, McKenzie Johnson & Jim Ginn
Facilities Manager: Jim C
Water System Manager: Doug Hale
Additional: Jim Segaar as volunteer water replacement manager
Members: Gay Northrup, Debra Hofmann, Pete Soderquist

Member comment section
1. N/A

Secretary Update - McKenzie
1. Approval of meeting minutes**:** September 2026 WCPOA Board meeting minutes - Jim moves to approve Bill seconded, all approved.
2. WCBOD Email monitor until the next meeting - McKenzie

Water Manager Report - Doug Hale
1. Still working on getting chlorine levels up.
2. Need to hire a contractor/planner to add plans to add the vaults that meters go into. Cutter would work on a time and materials basis. Jim C can talk to Cutter and come back to the Board.
3. The reservoir would need to be drained for the project and could be a good time to have it inspected.
4. Doug is not available for the November 7th meeting

Facilities Manager Report - Jim C
1. Water system area work area reseeding - need
2. Wolf Creek Restoration Project - Jim C has been emailing and would like to be involved in the plan for the road and not leave us with big problems to fix.
3. Water rights and usage - our rights allow us to only pump 60 gallons per minute out of the ground.
4. Meter readings are next Tuesday and Wednesday. After that we can dive into gallons per resident and tiers within our rights/alloted water usage. Doug can help figure this out and has helped with other water systems. McKenzie is happy to help with messaging to members around rights and usage once we have the data.
5. We will likely need to raise rates on the upper tiers of water usage.
6. Jim C will be cutting down a tree on the corner of Wolf Creek at Gay's.
7. Garing's and Johnson's cut 5 dead trees down along Park Lane and into the park.

Water replacement project update - Jim Segaar
1. Project #4 - Meters & Valves
2. Project #5 - Well Controls

3. November 7th meeting - Agenda, announcement/notice, presentation
4. Can provide copies of the presentation to people at the meeting.
5. McKenzie will write up the meeting announcement and send it to the Board members for review.

Doug Hale and Jim S left meeting at 9:43am

Treasurer Report - Jim Ginn

1. WCPOA Jan- Sep 2026 PL Comparison NOT RECONCILED.pdf
2. WCPOA September 2026 Balance Sheet NOT RECONCILED.pdf
3. WCPOA September 2026 Treasurer's Report .pdf
4. WCPOA 2027 Budget - 1st Draft.pdf
5. Nothing surprising, everything is as expected. Needs to ping a couple people who are late on the assessment.
6. Reserve study is still in progress. Trying to make sure we have it for Nov 7.
7. Insurance coverage is still in process of getting options together for us.
8. Jim will add a budget line item under income to reflect the legal fee.

Governance Review Committee Update - Sally

1. We need to budget for an attorney to get our bylaws & CCNRs in compliance with WUCIOA. From research it seems like $6,000-9,000. Sally will get some recommendations and prices from the HOA coop group in the valley.

Website Update - Sally

1. Website migration from Wix to HOA Express
2. Board members please accept the invitation for the staging site and check it out.
3. Will be really careful and cautious with the rollout.
4. Major benefit is the website will be private for members.

Architectural Committee - Bill

1. Bill moves to approve Jim O's reimbursement receipt for grass seed for disturbed areas. Sally 2nded, all agreed. This is a one time reimbursement and we will make a clear plan for the future disturbed areas of the water project.

2. The architectural committee will take point on the process and communication around reseeding and expectations of future disturbed areas.

3. Harvest Valley comes every October to spray. We need a plan for spraying or not spraying freshly disturbed and seeded areas. Jim C will talk to Harvest Valley before they come out.

4. Margaret did a seed viability test with the seeds we have, we need to buy a new bag of seed.

Schedule next Board meeting

1. November 2nd at 9am via Zoom.

Meeting adjourned at 10:38am

Respectfully submitted,
McKenzie Johnson, Secretary