

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

August 20, 2021 at the home of Mark Ryan, 49 Cottonwood Drive

Meeting called to order at 9:07 AM by President, Bob Rohde, presiding.

Attending:

Directors: Bob Rohde, Paul Smith, Bill Bley, Mark Ryan, and Dick Nova
(remotely)

Facilities Manager: Alan Sodell

Bob Rohde welcomed Mark Ryan to the Board of Directors and thanked him for volunteering to serve once again.

Secretary Report:

1. Minutes of the June Board of Directors (BOD) meeting requires clarification regarding a financial payment and are pending approval.
2. Minutes of the July BOD meeting were approved as written.

Facilities Manager Report:

1. Alan was able to get to the reservoir on a regular basis for water testing during the Cedar Creek Fire.
2. Ina Clark and Rob Seckinger set up an emergency portable generator at the reservoir during the fire to run the booster pump as necessary during power loss.
 - a. Bob will inquire about the expenses involved for reimbursement consideration.
 - b. Alan suggested a more permanent installation be considered which would involve setting up a transfer switch for automatic operation. He will look into the costs.
 - c. Paul cautioned that we need to make sure the generator would have sufficient capacity to operate the 7.5 HP pump.
3. Significant work has been accomplished in fireproofing the Cottonwood pumphouse.
 - a. Grounds have been cleaned up, gravel spread, and the building has been stained.
 - b. Adding roof flashing per Firewise recommendation is yet to be done. Kris has planned to special order the flashing material.
 - c. Alan was asked to review with Rob Wells an alternative of replacing the roof vs adding flashing.
4. Following replacement of the water source meters for wells 2 & 3 in Cottonwood Meadows along with the meter at the reservoir, the transmission line loss appears to be down considerably.
 - a. 5% loss was measured this month and 4% last month.
 - b. It seems the old meters had lost accuracy and the leakage is less than previously thought.
 - c. Alan will continue to monitor the readings.

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- d. Bob reminded the board that the loss in this section was a significant factor in considering a long-term loan for overall water system improvements. This subject will be continued at a future meeting.
- 5. Alan's activity report for June:
 - a. Chlorine sampling
 - b. Coliform sampling
 - c. Nitrate sampling
 - d. Source meter readings
 - e. Consumer Confidence Report for DOH & Members
 - f. Water Use Efficiency Report for DOH
 - g. Replaced the 2 source meters w/Kris
 - h. Managed dust abatement for roads
- 6. Alan's activity report for July:
 - a. Chlorine sampling
 - b. Coliform sampling
 - c. Source meter readings
 - d. CM Pump House fire preparations which included prepping grounds, laying landscape cloth and spreading gravel around perimeter of pump house as well as staining the outside and setting up a sprinkler.
 - e. Checking on properties during evacuation.
 - f. Working with Ina Clark and getting emergency generator installed to provide water for homes on Virginia Ridge in the event of a prolonged power outage.

Treasurer Report:

- 1. Bill distributed the second quarter financial statement prior to the meeting.
 - a. Water system maintenance & repair expenses were over budget due to the purchase and installation of new source meters and the reservoir inspection and cleaning.
 - b. Charges from Palm Construction were much higher than expected both for removal and replacement of the reservoir lid as well as road dust abatement. Alternate contractors should be considered in the future.
 - c. One new water system connection was budgeted at \$5400 and it is unlikely it will be realized this year due to delayed construction projects.
 - d. Offsetting below plan income and above plan expenses to date are lower than expected road maintenance costs along with lower water system capital improvement expenses.
- 2. Signature authority for our accounts at the bank require revision. A resolution to approve Farmer's State Bank as our deposit institution and William Bley & Robert Rohde as authorized signers was moved and approved by the BOD.

Presidents Report:

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1. Association records storage has to date been kept by the BOD President. Bob will look into fire-proof storage boxes or rental of a small storage unit in town.
2. Due to several complaints a message was sent to members in June reminding them about CC&R 12.4.C that states "Travel trailers and personal boats, shall be, to the extent possible, screened from view of roads and adjacent Lots." One member in Virginia Hills has continued to leave a large trailer in place. Bob will contact the member.
3. Prior to the meeting Bob distributed a new revision of the schedule of fines for non-compliance of CC&Rs and/or failures to comply with decisions and directives from the BOD.
 - a. The schedule was discussed and approved and will be distributed to membership with a note to take effect in 30 days.
4. Funkhousers at VH-18 have requested an extension for building completion.

Executive Session:

1. The regular meeting was paused to discuss options and constraints regarding new construction completion.

Architectural Committee:

1. Paul will follow-up with Funkhousers regarding building continuation and completion.
2. Paul will consider sending a message to new owners to ensure they have their contractors lined up prior to starting construction.

Website:

1. Alan will assume maintenance and posting responsibilities for the website and will follow-up with Claus Giloi and Dick as needed.

Trails and Parks Committee:

1. Dick reported that there has been no recent response from the Patricks regarding the proposed walking path from the Connector Trail to Park Lane that would run between their property and the Adams.

The next BOD meeting date and time was scheduled for September 22, 2021 at 9:00 AM at the home of Mark Ryan, 49 Cottonwood Drive.

The meeting was adjourned at 10:23 AM.

Respectfully submitted,
Dick Nova, Secretary