

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

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November 6, 2025 – meeting held remotely

Meeting started at 10:18am by President, Jason Williams, presiding.

## **Attending:**

Directors: Jason Williams, Jim Ginn, McKenzie Johnson & Dick Nova

Facilities Manager: James Conover

Water System Manager: n/a

Additional: Jim Segaar for water system replacement project

## **Approval of Oct [meeting minutes](#)**

1. Thank you Bill for the edit over email
2. Jason asked for any edits/comments - none
3. Jason called for a vote, all approved - minutes approved

## **Water manager report**

1. The reservoir tank seems to be overfilling around 10am - takes time to drain/dissipate. Losing a lot of water, need to adjust the float. Jim to price out cleaning and leak tracking.
2. 56% overall system loss - 50% in transmission line
3. Kris taking on chlorine testing temporarily, Sally willing to help with testing as well

## **Facilities Manager Report - James Conover**

1. Worked on Issues with the Chlorine pump. Plugged injector, feeder tube plugged and feederline disconnecting.
2. Weed spraying has been completed.
3. Meter reading is complete & went well. Several meter boxes have excess insulation type items stuffed in boxes, also varmints making homes in them. Mice, gopher and moles. Should have 2" foam cut out to match the lid is what should be used.
4. Need to remind members to make meters accessible before schedule reading - either they need to have a standard 2" foam insulation or their own insulation needs to be removed before meter reading. If they don't they will be charged \$75. No objections to drafting a message to the membership.
5. 1 meter in association reads in cubic feet and not gallons. Ask Funkhousers to adjust it to gallons.
6. Irrigation ditch is extremely out of shape. A lot of work will be needed if irrigation is used this spring. Good chance of flooding if not taken care of.
7. The reservoir and pump house have been secured and the combo has been changed.
8. Association and neighbors to try to get the county to take responsibility for road 5005.
9. Need to talk about water conservation goals and maximum usage. Our system could not handle multiple systems using 500,000 gallons in 6 months that 1 home uses. May look at bumping up top tier water pricing again.

## **Water replacement project update - Jim Segaar**

1. Engineering - waiting to hear back from the engineering team, assuming we'll have it by the end of year.
2. Will work on messaging to members

Jim Segaar left meeting at 11:06am

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## **Architectural Committee- Dick Nova**

1. Coopersmith/Snow generator shelter - trees have been planted, no update on sound proofing
2. Funkhouser project moving along and needs to be done by end of year.
3. Policy change announcement: [Please vote](#) on which improvements need AC review under the newly voted policy. Will look at this gain in the new year and possibly combine with CC&R updates.
4. CC&R changes regarding daisy - chaining 18 mo projects, trailers and livable square footage.
5. Lots of discussion going on with Jason and the Committee. Will be working through things to get Board approval in May and present at AGM in June.

## **Treasurer Report - Jim Ginn**

1. Budget estimates - [WCPOA 2026 Budget - 2nd Draft.pdf](#)
2. We will need to raise maintenance fees by 17% to balance the operating budget. That may be a hard pill to swallow, particularly considering we will ask for \$2,000 in special assessments (which will be split into 2 payments - Jan and July).
3. The \$5,000 budgeted for reservoir cleaning and inspection is a once per five years expense. We could consider spreading that expense over five years. To do that we would budget, in the water system maintenance line item, \$1,000 each year. In 2026 we would “borrow” \$4,000 from general reserves to make the \$5,000 payment. We would pay back the general reserves at a rate of \$1,000 per year. Under that scenario the maintenance fees would be \$835, a 10% increase.
4. 3rd draft Budget will be sent via email to the Board to approve next week.

## **Budget presentation and meeting**

1. Meeting must be announced within 30 days after adoption of budget with at least 14 days notice
2. Scheduled for December 12th, 9am with board meeting following.

## **Website**

1. Dick sent a list of suggested updates to Sally.
2. Phone numbers for Jim C and President in case of emergency, otherwise they can email. Other phone numbers are not to be on the website. Voted to remove all phone numbers except Facility Manager and President and to add facilities manager email.

## **Schedule next meeting**

1. The next BOD meeting date and time was scheduled for December 12th at 10am to be held remotely following the budget meeting

The meeting was adjourned at 11:37am

Respectfully submitted,  
McKenzie Johnson, Secretary