

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

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February 28, 2025 – meeting held remotely

Meeting started at 9:03am by President, Jason Williams, presiding.

## **Attending:**

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

Facilities Manager: Kyle Hoffman

Water System Manager: Doug Hale (left meeting at 9:28)

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

1. Jason asked for any edits/comments - none
2. Jason called for a vote, all approved - both minutes approved

## **Facilities Manager Report - Kyle**

1. Plowing - clear that some roads need more attention and may need to be addressed more frequently with CC. Kyle is happy to contact them when things need to be addressed.
2. Kyle is almost done with updated contact information. Will be sent out next month.
3. Source meter recording - missing source meter 2 and will make sure to add

## **Water Manager Report - Kyle/Doug**

1. Chlorine testing logistics - Jan results pretty spotty but Feb should be more regulated. We slightly bumped up the chlorine level. Doug would specifically like to know if chlorine level has dropped.
2. 6 month water testing rotation to provide better statistics than 1 month tasting. Kyle to update the volunteers. Sample would be best from Cottonwood Meadows.
3. Water meter reading - read locally by Kyle then fed into 2 spreadsheets, one for accountant, one for our use. Dick Nova is the doublecheck.
4. Leak coming out of the reservoir needs to be addressed.
5. Doug will send out annual consumer confidence report and/or problems/concerns.

## **Architectural committee**

1. View corridors - not legally enforceable as they are highly subjective. Wording will not be added to the architectural committee checklist.
2. Metal siding - discussion about metal siding for fire protection and becoming more popular. Thoughts are that the same guidelines that apply to metal roofs should be applied for siding.



## **Water replacement project update**

1. Board had a sub meeting yesterday and is putting together a well thought out water replacement program. Will take a few more months to finalize.
2. Starting to figure out the guiding principles for the program - planful, careful, wise. And when to start the program.
3. Kyle will send Doug the current quote for immediate improvement options for the controls. Discussion about timing for projects and if updating the controls makes sense to start this year, or get the program lined out first.

## **Treasurer Report - Jim Ginn**

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1.  WCPOA 01.31.2025 Balance Sheet
2.  WCPOA 12.31.24 PL Budget v Actual.pdf
3. Snow plowing has finally been billed

### Emergency messaging and non-Emergency messaging

1. McKenzie made a Signal app message group to test. People would have to opt in.
2. Can be used as 1-way communication.
3. Will do 1 month of testing before potentially rolling it out to members.
4. Link to the group:  
[https://signal.group/#CjQKIPLIgCkxmthxhzcoqdzohrDVXZMXcO\\_0zqk9z34BbllEhAK\\_NnMjNTbY74GWjjyIf3Q](https://signal.group/#CjQKIPLIgCkxmthxhzcoqdzohrDVXZMXcO_0zqk9z34BbllEhAK_NnMjNTbY74GWjjyIf3Q)

### Reserve Study

1. Discussion about if we have to do a reserve study every year.
2. Bob will take a closer look at legalities and report back at the next meeting.

### Russian Thistle, other weeds, and HOA Responsibilities

1. Kyle to get a quote from Loomis for weed control by next meeting, as well as preferable timing of treatment.
2. Discussion about who is responsible for vegetation along county roads within the Association.
3. Homeowners responsibilities vs HOA responsibilities. HOA pays to spray 6-8' in on either side of roads within the community. Homeowners are responsible for noxious weeds on their property inside the 6-8.'
4. The board will come up with resources for homeowners and how to get the word out about noxious weeds.

### Schedule next meeting

1. The next BOD meeting date and time was scheduled for April 10th at 9am to be held remotely.

The meeting was adjourned at 10:40am

Respectfully submitted,  
McKenzie Johnson, Secretary