

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

December 30, 2023 – meeting held remotely

Meeting called to order at 9:30 AM by President, Bob Rohde, presiding.

Attending:

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

Facilities Manager: Alan Sodell

Water System Manager: Kris Borgias

Secretary Report:

1. Minutes of the November Board Meeting were approved as written.
2. Prior to the meeting Dick reported via email that the 2023 CC&Rs amendment as well as the fully amended and restated CC&Rs prepared by Jacque Smith had been signed, notarized, and recorded with the Okanogan County Auditor.

Facilities Manager Report:

1. Alan noted that due to low snow accumulation no plowing had been required as yet this winter.
2. Alan's activity report for December:
 - a. Covered for Kris while on vacation
 - b. Coliform sampling
 - c. Source meter readings
 - d. Completed payoff info form for Title Company for sale of the Pepper residence
 - e. Monitored BOD website
 - f. Monitored DOH water sampling schedule
 - g. Confirmed memberships are up to date
 - h. Contacted Harvest Valley for estimate on weed control
 - i. Contacted Document Scanning Service for info on digitizing all our HOA documents
 - j. Purchased plastic storage bins for storing HOA documents

Water Manager Report:

1. Kris reported that water system meter readings had been stable. He also said that he had been surveying the association roads and had noted no obvious issues.
2. Kris received a quote from Jon Russell for replacement of the nonstandard wiring of our well pump controls.
 - a. The quote is \$2,600 for a control board that Kris would install in the CM pumphouse.
 - b. An alternative to the hard-wired system proposed by Jon would be a radio telemetry control between the reservoir and wells. This approach would cost \$45K to \$50K with added complexities.
 - c. Kris said that a future step could be a change to 3-phase pumps that would provide a soft-start and increase system longevity.
 - d. The \$2,600 was approved and Kris was given the go-ahead to proceed.

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3. Jim asked Kris if he is keeping good records on recent upgrades and repairs to the water system.
 - a. Kris indicated he will be meeting with Jake Pennock about as-built drawings for the work performed.
 - b. He also said that he will update and add to the prior documentation that Pete Soderquist had recorded.

Treasurer Report:

1. Jim said that invoices for yearly maintenance fees and special assessment will go out next month.
2. He also noted that he will have the 2023 final accounting reports in January.

Presidents Report:

1. Bob reported that he and Kris met with Jeff Sutton and Dave Dormier of Erlandsen Engineering regarding our water system line replacement plan.
 - a. Based in Brewster, Erlandsen provides civil engineering services.
 - b. Bob and Kris were impressed with Jeff and Dave and agreed to meet with them here on-site in the spring.
 - c. Jeff and/or Dave have worked with Edelweiss in the past.

Architectural Committee:

1. Jason reported that exterior finishes still require review for 46 Cottonwood Dr (CM-8). He also indicated that construction completion due January 1, 2024 will not happen.
2. Construction completion at 18 Green Meadows Dr (GM-19/20) will be due later in January.
3. Dick reported that work at 2 Goshawk Ln (VH-18) is continuing.

Website:

1. Sally reported that she had posted the 2023 CC&Rs amendment and the fully amended and restated CC&Rs documents to the website.
2. Jim said that he will update and distribute the fees and fines document for review prior to website posting.
3. Bob indicated that he will provide Sally the updated Association Reserve Study once any revisions are completed.
4. It was noted that Kris' water system line replacement plan still needed to be posted.

The next BOD meeting date and time was scheduled for February 16, 2024 at 8:00 AM to be held remotely.

The meeting was adjourned at 10:05 AM.

Respectfully submitted,
Dick Nova, Secretary