

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

December 12, 2024 – meeting held remotely

Meeting started at 8:02am by President, Jason Williams, presiding.

Attending:

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

Facilities Manager: Kyle Hoffman

Water System Manager: Doug Hale

Members: Mark Ryan and Gay Northup

Budget

1. Jason gave a general overview and shared the budget. Water system is the biggest expense, then roads. Talked through the current special assessment of 1k/household.
2. 2026 will see an increase to special assessment. May bring in an engineer.
3. Reserve study mentioned, if we replaced the water system all at once it would be 15k/household.
4. Jason asked for questions - payroll was asked about and Jim explained job configuration.
5. Jason called for any 'no votes' - there were zero votes not to approve, and unanimous for 'vote to approve.'
6. Thank you Mark and Gay for joining! Mark thanked the board for their work. Mark left, Gay stayed on.
7. Budget will be up on the website.

Regular board meeting commenced at 8:22am

Approval of [minutes](#)

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

Approval of reserve study reply

1. Discussed over email, McKenzie sent some simple edits.
2. Motion to approve the reply and include the last message sent to the Association. All approved.

Water replacement project update

1. 2nd meeting scheduled for Saturday the 11th of January to continue discussion of the next couple years of the project.
2. Remediation policy (what might be considered 'damaged property') to be discussed and more information is needed about the project.

Facilities Manager Update - Kyle

1. Lots of snow plowing initially, emailing with members and communicating with Cascade Concrete.
2. Cow incidents with cows coming down into the association.
3. Monthly water checks going, site visits, checking roads, pump houses.
4. Chlorine testing with household taps. Doug will test and talk to Kyle if there's any issues.
5. Introduced Doug Hale from Alpine Environmental for water system management. Will be making monthly trips out to check our water system. He manages other water systems in the area.

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6. Records keeping - Kyle has a flashdrive from Alan and a huge amount of binders with info. Kyle and Doug to meet and hash it out. Doug to look through records, sift through, and will keep water data records moving forward. Alan, Kyle and Doug to meet.
7. Doug will look at next steps, cost, and plan for water system upgrades. Schedule ITC to come out.
8. Maps were sent and confirmed with Cascade Concrete for association plowing.

Architectural committee

1. Dick M - application for a small addition to existing house came in. Committee reviewed and approved app and design. Construction to start in spring.
2. Construction submittal form has been updated within committee, will be finalized, then come to board for review and approval.
3. How many buildable lots remain for new construction? 12-14.

New website content

1. Sally and Dick M: AC checklist and application process? See above.
2. Look at testing the new form with fake applications on website.
3. Sally will update contacts for facilities and water management.
4. Sally will make the architectural form into an online form.

Schedule next meeting

1. The next BOD meeting date and time was scheduled for Jan 23rd at 9am to be held remotely.

The meeting was adjourned at 9:00am

Respectfully submitted,
McKenzie Johnson, Secretary