

# Wolf Creek Property Owners Association

## 2021 Annual General Meeting

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June 26, 2021 meeting held remotely

*Note: Prior to the start of the meeting the following message was sent to association members: "There was a cougar in Green Meadows this morning. Fish & Wildlife have been called. Please take caution."*

The meeting was called to order at 9:00 AM by President, Bob Rohde, presiding.

Attending:

Board of Directors: Bob Rohde, Paul Smith, Bill Bley, Claus Giloi and Dick Nova

Facilities Manager: Alan Sodell

Association Members: Jan Erickson, Dotti Wilson, Kyle Kosmicki

Bob Rohde welcomed those in attendance. He stated that 27 email and 2 mail ballots had been returned and that Dick Nova and Paul Smith had been reelected and Mark Ryan had been elected to the WCPOA Board of Directors (BOD) to serve a term of two years.

There being no comments or objections to the draft minutes from the 2020 WCPOA Annual General Meeting the minutes were adopted as written.

Alan Sodell provided the following facilities update:

- Alan will have been the Association Facilities Manager for three years in September.
- Over the past year there have been no violations in water quality testing.
- The water reservoir was cleaned and inspected in April. No issues were found and repeat testing will not be needed for another five years.
- Three flow meters (one at each well and one at the reservoir) in the transmission line that supplies water to the reservoir are being replaced. The meters are old and lose accuracy over time and we need consistency in the measurements.
- A dead tree above Left Fork Wolf Creek Road was removed in May.
- After cancellation due to weather dust abatement was recently done in Cottonwood Meadows and is to be scheduled for Green Meadows.
- Fireproofing work is in process on the pumphouse in Cottonwood as well as the immediate surrounding area.
- Loomis Ag conducted weed spraying in May. No whitetop weed was discovered.

Bill Bley gave a financial update:

- Quarter 1 results were close to budget with no surprises.
- Quarter 2 close is this coming Wednesday and results will be posted on the website.
- One new water system connection fee has been budgeted but not realized to date. It was noted that home construction at VH 20/22 was delayed along with an anticipated start at GM19/20.

Paul Smith reported on activities from the Architectural Committee:

- The committee, including Paul, Bob Rohde and Dick Nova, has been busy.
- Four projects have been approved and are in work, including two new homes in Virginia Hills and a shop and a garage in Cottonwood Meadows.

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- Paul indicated that construction delays have been a concern. He recommended starting communication with the committee, as well as contractors, be done early in the process. He also said that the committee is basically concerned with aesthetics.
- Guidelines for roof-top solar panel arrays have been established. Ground based solar arrays will be reviewed on a case-by-case basis.
- Guidelines for smaller projects such as fences, sheds, etc. is in work. The completion timeline requirement will be shorter. Eight months is proposed.
- A process and schedule of fines for failure to abide to the CC&Rs is being developed and will be distributed to membership as well as posted to the website when finished and approved.
- Jan Erickson asked if neighbors can get copies of submitted construction plans in order to give input. Paul said yes.
- Jan inquired about the large ecology block wall that has been built associated with new construction on VH-11. The committee had noticed the work and Bob responded that he talked with the members and they will coordinate with their neighbors on how to appropriately screen the wall.

Paul Smith then gave a report on the newly established Trails and Parks Committee:

- The committee includes Paul, Dick, Gail Nova, Duana Kolouskova, and Jason Williams.
- Two association trails have been completed and have seen a lot of use.
- The Paul Smith Trail runs along Wolf Creek in the Community Park. Trail sections are maintained by a number of association volunteers. Jim Kurtz recently moved some large rocks to widen the path in one area for better snowshoe access.
- The Connector Trail between the end of Aspen Lane and the top of Winding Road offers a pathway to connect Green Meadows and Cottonwood Meadows via the lower part of Virginia Hills. This trail is primarily maintained by committee members.
- Another trail that would go between the Connector Trail and Park Lane is in planning with the adjacent property owners.
- In addition, Gail Nova has created a Park Loop Trail in the Community Park above Park Lane.
- On all trails in the winter Paul added to please use snow shoes first until the snow is packed and hardened.

Bob Rohde commented on the state of the association:

- In general, everything is running smoothly, primarily due to the work of Alan with his assistance from Kris Borgias.
- The pumphouse in Cottonwood Meadows had been planned to be replaced. However, rebuilding was found to be more complicated than anticipated due to the mechanical and electrical equipment inside. The structure is sound so fireproofing the building and surrounding area will be the focus.
- Bob stated that our water system is aging and getting creaky. Some of the distribution conduit is past it's "sell-by" date. We estimate a 20% water loss currently in the transmission line from the pumphouse in Cottonwood to the reservoir in Virginia Hills.

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We are seeing around 36% water loss on a yearly basis assuming the meters Alan mentioned are accurate.

- At some point we will need to replace much of the source and distribution lines in the water system. Bob said that he is looking into long-term loan options. Initial findings are that it could come to approximately \$400/year per member over a forty-year term.
- Paul added that adding a booster pump for areas in the system with lower pressure is problematic and expensive. Individual booster pumps at residences can become an issue for neighbors downstream on the lines. There is currently no plan to increase water pressures.
- We had some snow removal issues last season and will be talking with Cascade Concrete about improving their response.
- Bob thanked Claus Giloi for his service on the board. Claus said that he would consider possibly rejoining in the future.
- Bob thanked Mark Ryan for volunteering once again to be a member of the board.

*The parting note was: "Stay cool in the summer heat and watch out for the cougar."*

There being no additional questions or comments the meeting was concluded and adjourned at 9:32 AM.

Respectfully submitted,  
Dick Nova, Secretary