

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

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March 9, 2023 – meeting held remotely

*Note: No BOD meeting was held in February 2023.*

Meeting called to order at 9:04 AM by President, Bob Rohde, presiding.

Attending:

Directors: Bob Rohde, Jim Ginn, Jason Williams, and Dick Nova  
Facilities Manager: Alan Sodell  
Assistant Facilities Manager: Kris Borgias

## **Other Business:**

1. The board had been contacted on February 1, 2023 by the owner of a land parcel adjacent to the Wolf Creek Community Park to inquire if the association had interest in acquiring the property.
  - a. At that time board members expressed interest in the parcel.
  - b. The property owner was invited to this meeting on March 9<sup>th</sup> to discuss the proposal.
  - c. Unfortunately, the owner sent a message on February 13<sup>th</sup> indicating that he had found another buyer for the property.
  - d. A special board meeting was held on February 15<sup>th</sup> to discuss any potential issues or concerns with the sale. A portion of the Paul Smith Trail as well as the irrigation ditch and fish screen are on the property, all of which were known by the owner.
  - e. Prior to this board meeting on March 9<sup>th</sup>, it was discovered that the parcel was purchased by association member Ina Clark. Jason agreed to contact Ina.

## **Secretary Report:**

1. Minutes of the January Special Budget Meeting were approved as corrected.
2. Minutes of the January Board Meeting were approved as written.

## **Facilities Manager Report:**

1. A number of residents in Green Meadows expressed concern about a water hammering that was occurring at their homes. The issue was discovered and resolved by the replacement of one member's water heater.
2. A water leak was located just south of Sundance Ln. in Green Meadows.
  - a. Erik Brooks had contacted Kris & Alan after noticing a pool of water at the surface.
  - b. Jake Pennock is scheduled to excavate and initiate repair of the leak beginning tomorrow, March 10<sup>th</sup>.
  - c. Given the leak location Kris is assuming they will need to replace the t-section where the line goes to a nearby home.
  - d. Jason asked if we should consider replacing a larger section of the line.

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- i. Kris indicated that a more significant replacement job would be difficult at this time with snow still on the ground. In addition, more lead time would be needed with the contractor.
  - ii. Kris added for reference that replacement of 750' of distribution water line at approximately \$70/ft would be \$52K.
3. Kris reported that after reviewing water distribution meter readings Cottonwood Meadows is looking good along with the top of Virginia Hills, leading to a conclusion that the most significant leak areas are in Green Meadows.
4. Kris discussed material, pipe, and replumbing of the Sundance Pumphouse with Jake Pennock.
5. Kris has also talked to Dillon with Country Town Drilling who may be a good future resource for our work.
6. Alan reported that the chlorinator injector was replaced at the reservoir.
7. Alan & Kris worked on reestablishing alternating well pump operation.
8. Alan's activity report for January:
  - a. Chlorine sampling
  - b. Coliform sampling
  - c. Source meter reading
  - d. Snow shoveling at pump houses
  - e. Handled a few plowing issues with Cascade Concrete
  - f. Web site updated
  - g. Completed and returned fish screen maintenance contract
  - h. Worked with Kris on splitting up job duties and preparing for the Water Distribution Manager certification.
9. Alan's activity report for February:
  - a. Chlorine sampling
  - b. Coliform sampling
  - c. Source meter reading
  - d. Updated contact lists and map
  - e. Updated website
  - f. Renewed vegetation spraying contract
  - g. Assisted with well pump issue on 2/15 (Pumps were not turning on when reservoir demanded water. Problem was resolved but not certain of the cause.).
  - h. Assisted with chlorinator issue on 2/26 (Chlorine level suddenly dropped off due to both chlorinator pump tubes being clogged with sediment, as well as the injector. Tubes and injector were replaced to resolve problem.).

### **Treasurer Report:**

1. Jim reported that we currently have \$77K in checking and \$66.7K in savings.
2. End of January closing reports showed a negative \$3.8K net income.

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3. Additionally, the checking account was at a negative \$5.5K at January closing. Savings funds were transferred to resolve the issue. Our bookkeeper should have noticed this and was embarrassed.
4. Jim will send the monthly balance sheets to the board.
5. Special assessment payments are being received. It was asked if these funds should be put in a separate account. Jim will talk to Bradshaw. He will also check on the due date and status of payments.

### **Presidents Report:**

1. An association member and land use attorney, Duana Kolouskova, drafted a letter of engagement between herself and firm and the association regarding any potential need regarding the sale of the property adjacent to the Wolf Creek Community Park referenced previously.
  - a. Legal services would be at no charge unless any special costs are incurred.
  - b. Bob moved that the letter be approved. It was seconded and approved.
2. Dick asked that any known plat maps of the association properties be distributed for future reference.

### **Architectural Committee:**

1. Jason reported that the new home at 2 Goshawk Ln (VH-18) completion deadline of February 1<sup>st</sup> was not met. Consequently, \$2000 of the construction deposit is forfeited.
2. The new owners at 14 Green Meadows Drive (GM-9) have started to replace the house siding. They will send color samples to the committee.
3. Bob gave an update on the plan for screening of the solar panel at 72 Cottonwood Drive (CM-2).
  - a. The owner contacted Bob with a landscape plantings proposal for this spring.
  - b. Jason and/or Dick will need to meet with them at the time.
  - c. Jim will check on the status of imposed fines.

### **Website:**

1. Dick will send Alan approved minutes for posting.
2. Jim will send Alan the approved 2023 budget for posting.

The next BOD meeting date and time was scheduled for April 14, 2023 at 9:00 AM to be held remotely.

The meeting was adjourned at 10:04 AM.

Respectfully submitted,  
Dick Nova, Secretary