

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

1pm February 17, 2026 – meeting held remotely

Meeting started at 1:03pm by Dick Nova, Vice President, presiding.

Attending

Directors: Dick Nova, McKenzie Johnson, Sally Eckert, Billy Bley, Bob Rhode, Jim Ginn, Roland Strong

Facilities Manager: Jim Connover

Water System Manager: n/a

Additional: Jim Segaar

Members: Gay Northrup, Kris Borgias, Mike McPhaden, Pete Soderquist

Approval of Dec Board meeting minutes

1. [JAN 2025 WCPOA Board minutes.docx](#)
2. Bob motioned to approve, Jim G seconded, all approved.

BOD Membership

1. Need to appoint a president.
2. All voted to approve Dick Nova as president.
3. Bob volunteered for VP. All voted to approve Bob.
4. Roland will be an interim board member starting in March.
5. June meeting - McKenzie, Bob, and Jim do not intend to run again.

Water manager report - Doug Hale

1. Lead service line inventory needs to happen by 2037.
2. P-phos testing - 2 more rounds required after the next couple years.
3. Potential to have leak detention by Evergreen Rural in the spring.

Facilities Manager Report - Jim Conover

1. Cleaned meter #3 out before 30 day vacation - only lost 323 gallons from pump 3 to reservoir.
2. Cleaned meter #2 out and accidentally turned the water off.
3. Pump #2 lost 1,700 gallons in one day,
4. Board to hold off on Pennock coming out for the moment.
5. Sundance building to be used for paperwork with plastic tubs.
6. Generator warning light on - will change oil,

Water replacement project update - Jim Segaar

1. NW Water Systems engineering firm doing some work for us. Alternatives Analysis not ready yet but expected shortly. Also working on overall design level work that we've asked for.
2. Proposing putting a working group together about this project (will go over in Saturday meeting).
3. Mark has been looking into the state revolving fund - if we borrowed 3 million, the payments would be more than \$2,000/year per lot for 20 some years. Additional project expenses of approximately 30% will incur due to State requirements when borrowing from these Funds.

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

This is consistent with what Bob has researched in the past. Should we tell Mark to stop pursuing this avenue? Board moved to release Mark from researching this option further.

Summary from Kris B: Kris talked about sections of engineering and expertise needed. Lots of questions still to be answered. How much to do. More planning and discussion,

Feb 21 Meeting - Dick Nova

1. Dick and Jim Ginn have been planning the meeting with help from Jim Segaar- forum for discussion, information exchange, brief presentations followed by feedback. No votes or decisions will be made in the meeting. We will record, approve, and post the minutes as usual.
2. McKenzie will take minutes, Sally will monitor the zoom portion, Jim G will facilitate discussion and presentation. Jim G has made the agenda, McKenzie will get the Zoom link created. Doug Hale will be attending via Zoom.
3. Sign in sheet for in-person attendance and name in Zoom square.
4. Engineering specific questions will be noted.
5. Jim G will speak to governance briefly and what's required at the state level.
6. Comments will be limited to 2 or 3 minutes.

Doug Hale, Jim C and Jim S left the meeting at 1:48pm

Updating member info - Dick Nova

1. Mailed out consent for electronic communication to all members. 19 people out of 71 have responded.
2. Dick updated and sent out a member's listing spreadsheet via email as well. Needs some work to be kept up to date.

Architectural Committee- Dick Nova

1. Nothing to report
2. Need an Architectural Committee President since Dick Nova is Board President - Bill volunteers to be on the committee.
3. Bill voted on as Architectural Committee president.

Treasurer Update - Jim Ginn

1. Everything looks good. Definitely underspending on snowplow budget.

Website - Sally

1. Updated the website home page, took Jason off and will add Dick Nova.
2. Adding meeting notice to website.
3. Working with Jim S to get pertinent water system info on the website.

Schedule next meeting

1. Meeting scheduled for 8am on March 18th via zoom.

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

The meeting was adjourned at 2:07pm

Respectfully submitted,
McKenzie Johnson, Secretary