

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

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January 23, 2025 – meeting held remotely

Meeting started at 9:00am by President, Jason Williams, presiding.

## **Attending:**

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

Facilities Manager: Kyle Hoffman & Kris Borgias

Water System manager: N/A

## **Approval of regular [minutes](#) and budget [minutes](#)**

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

## **Treasurer Report - Jim Ginn**

1. [EOY Profit and Loss](#)
2. Under-ran budgeted ordinary expenses by about \$4,000 primarily due to road maintenance and snow plowing. We ended the year with \$11,951 in checking and \$146,818 in savings/reserves. Ordinarily would transfer \$2000 to reserves leaving a \$10,000 cushion in checking, but we have not been billed for 2024 snow plowing.
3. Budgeted weed control - only 1 treatment this year instead of 2, should get it scheduled now.

## **Water replacement project update**

1. Board had a sub meeting to address and plan
2. Jim Segaar possibly will help run the program to replace the water lines
3. Electrical in Cottonwood pump house a mess - perhaps focus first on this
4. Need to plan how to finance it, communicate it
5. Board to get Doug Hale to get involved in process

## **Facilities Manager Report - Kyle, Kris**

1. Working on meeting with Doug Hale - transferring some items to him.
2. Kyle digesting and organizing old documents.
3. Kyle working on chlorine testing with residents, need one household from Virginian Ridge. Rotate testing 1 week at a time.
4. Need to train volunteers and get on a schedule for testing. Kyle will coordinate.
5. Shoveling and access to reservoir done. Kyle to be reimbursed for said shovel, Jason point of contact for discretionary purchases.
6. Kris handing off to Kyle - Cottonwood pump house wiring, need site visits, bids.
7. When emailing Kyle, please use facilities manager email.

## **Architectural committee**

1. Dick M not attending but has updated the AC checklist/application
2. Discussion about what should be run by the AC and what doesn't need to be and how to make it clear to residents

## **New website content - Sally**

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1. After discussion, AC checklist to not be made into a form in the website.

### **Russian Thistle and HOA Responsibilities**

1. 1 weed treatment this year instead of 2, Kyle to talk to Harvest Valley, and comp other companies including Loomis Ag.
2. Weed control last year was expensive and ineffective.
3. Discussion about what the HOA is responsible for, roads only and how far back.
4. Problem areas seem to be where we've excavated and common areas. Kyle can help control them here and there himself. Possible community work parties once a year.

### **Emergency messaging and non-Emergency messaging**

1. Ways to automate messaging via text for association for true Emergency situations - could use google voice or Signal. McKenzie will do some research and report back on the Signal app.
2. AC communication to the whole association periodically.
3. Making sure resident's contact info is updated periodically and current.

### **Schedule next meeting**

1. The next BOD meeting date and time was scheduled for Feb 28 at 9am to be held remotely.

The meeting was adjourned at 10:15am

Respectfully submitted,  
McKenzie Johnson, Secretary