

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

May 26, 2022 – meeting held remotely

Meeting called to order at 9:00 PM by President, Bob Rohde, presiding.

Attending:

Directors: Bob Rohde, Paul Smith, Bill Bley, Mark Ryan

Facilities Manager: Alan Sodell, Kris Borgias

Secretary Report:

1. Minutes of the Special BOD Meeting held on May 18 were approved.

Facilities Manager Report:

1. Evergreen Rural was consulted because the water loss calculations are not consistent. The consultant advised Alan and Kris on a methodology to obtain better numbers. New procedures will be put in place including more frequent meter readings.
2. The booster pump and motor, plus a faulty check valve were all replaced because they could not be repaired. The new parts come with a one year warranty. The cost for all three was \$6500, which with the recent leak repair at the wells places us well over the amount budgeted for water system repairs for the year.
3. Alan's first contact for road grading has not given an estimate. Alan has since contacted Pennock and is awaiting his estimate.
4. Cascade Concrete will be doing dust control on the roads after grading is complete. Their estimate is \$8700, \$2200 more than the 2020 invoice due to higher supply costs.
5. Noxious weed spraying was completed.
6. Kris installed an interlock switch for the backup generator at the booster pump. We now one step closer to having the ability to run the booster pump when there is a power outage.

Treasurer Report:

1. Bill contacted another member to ask if they are interested in assuming the treasurer position, but they declined. Since no one has volunteered, Bill will remain on the Board and retain the Treasurer position for the time being. With the Board's approval, he will begin offloading many of the tasks, such as collecting checks, making deposits, getting the mail – to our bookkeeper, Bart Bradshaw. This will increase our costs, by how much, we won't know until Bill discusses this with Bart.
2. Dick Nova noticed that we failed to transfer funds to the Rainy Day Fund from the Operating Fund in 2020. Bill will transfer \$3637 (5% of 2019 Operating Revenue) into the Rainy Day Fund, this will increase the Fund's balance to \$19,877.
3. Bill made a motion to change the language regarding when the late fee for non-payment of invoices begins. The new language is: **“NONPAYMENT OF**

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ASSOCIATION FEES OR ASSESSMENTS: Fees and assessments not paid on the due date are subject to a \$50 fine for every month the invoice remains unpaid.” The motion was approved.

4. Bill advised the Board should begin considering that we may have to raise annual dues and water fees to reflect inflationary costs. Contractors and supplies are increasing 10% - 20%, when they are available.

Presidents Report:

1. Bob contacted a Reserve Fund consultant but hasn't received a return call. We may need to conduct a Reserve Fund Study to meet Washington law.
2. A number of the dead or dying trees lining the Green Meadow circle may need to be removed as they present a possible hazard.
3. As Architectural Committee chair, Bob met with Snow/Coopersmith to discuss how their proposed buildings could be shielded from the neighbors.
4. The Annual Members' Meeting is scheduled for Saturday, June 25 at 9am, to be held remotely. Jason Williams and Jim Ginn have volunteered to serve on the Board and their names will be placed on the ballot.

The next BOD meeting date and time was scheduled for June 8, 2022 at 9:00 AM to be held remotely.

The meeting was adjourned at 9:50 AM.

Respectfully submitted,
Bill Bley