

Annual General Meeting

Wolf Creek Property Owners Association

June 27, 2026 – meeting held remotely

Meeting started at 9:02am by President, Dick Nova, presiding.

Attending

Directors: Dick Nova, Jim Ginn, McKenzie Johnson, Sally Eckert, Roland Strong

Additional: Jim Segaar for water system replacement project

Facilities Manager: Jim Conover

General Members:

Tod Johnson, Stephannie Snow/Jeff Coopersmith, Sarah Brooks, Phil Spivey, Peter Wimberger, Paul Smith, Nellie Casey, Mike McPhaden, Mel Sorenson, Mark Ryan, Jim Oesterle, Jim Ginn, Jennifer Merrill, Jan Erickson, Trudi Garing, Dotti Wilson, iPad2, Gay Northrup, Evan Ludmer, Diane Chip, Debra's iPad, Corinne Poole, Karl Gunnarson.

Comments - Dick Nova

1. Use Raise Hand button
2. Please stay muted

Member Comment period - Dick Nova

1. Jacque Smith - concerns about email from Bob R and Mark Ryan. The Board has 'refused' to answer questions in the emails. Some members sent a letter via email. She read said letter and part of the Board's response.
2. Evan Ludmer - asked people to drive the speed limit in the association, especially in Green Meadows.

Opening meeting comments - Dick Nova

1. The election has become a bit contentious. Referenced email from Bob and Mark and that the Board had offered to let all candidates send a letter to the association. The election will go on as planned.
2. Some member concerns stem from issues with the water system and how the board has proceeded.
3. 2 engineering studies have been done regarding the water system, the most recent one was done in February. All are available on the website.

Approval of [2025 Annual Meeting minutes](#) - McKenzie

1. McKenzie asked for any edits/comments - none
2. McKenzie called for a vote, no votes against - minutes approved
3. 28 properties on the call voted in favor of approving the minutes

Architectural Committee - Bill Bley

1. Not a ton going on at the moment. The committee right now is Bill, McKenzie and Bob.
2. Suggest that everyone become familiar with section 10 and 11 of the CC&R's
3. Please send questions and comments to the BOD email. Please understand we are volunteers and it may take a little time to get back to you.

Facilities Manager - Jim C

1. Introduced himself
2. Apologized about the trench being larger than expected, didn't realize how much gravel/rocks we would encounter in certain sections. Will likely owe some trees back to the association.

Annual General Meeting Wolf Creek Property Owners Association

3. The distribution water line wasn't buried as deep as it should have been. Found some insulation foam on an existing line which is absolutely not up to code.
4. Found one very wet area.
5. Apologized to property owners on the width of the ditch being wider than expected.
6. Chlorine levels in our water are still a little high, trying to get that normalized, but is still acceptable.
7. Debra's ipad had a question about the line that was hit.

Water System Status/Plan - Jim Segaar

1. Photos:      
2. Summary of what we've done since the last meeting - hired engineering firm, completed the study and design for the current project. Still working on design for the entire system, that is expected to be done soon. Have done a lot of attempting to understand the costs of doing a full system replacement, looks like 1.5 million and 2.8 million and 10 years if we move forward.
3. We have sent out and posted fact sheets and made the presentation in Feb, sent out multiple updates in between.
4. (See photos) Blue pipe is not, and never has been graded for water, but is what was installed for water. The white pipe we used in replacement sections is not up to code now.
5. Gay in chat - Can Rural Evergreen, a free service with new technology, help with mapping?
6. Paul Smith questioned transition line leakage between pipe 2 and 3. Jim C explained the process of how we pin-pointed a source of major water loss. We lost over a million gallons when we shut down well 2 for just a few days.

Financial/Budget Update - Jim Ginn

1. [Report](#)
2. Debra's ipad questioned Left fork county jurisdiction. Jim C explained he has been in contact with the county and the forest service, and yes it is our responsibility.

Governance Committee Updates - Sally Eckert

1. The governance committee includes Jacque Smith, Jan Ericson, and Sally. Jacque and Jan have deep experience with ByLaws, CC&Rs, laws, and procedure. Focused on reviewing the new Washington State HOA laws that merge three existing sets of laws into one, called the Washington Uniform Common Interest Homeownership Act (WUCIOA). Parts of it took effect in January of this year with the bulk of the changes taking effect in January of 2028.
2. Incorporating the new laws into the Restated ByLaws doc that Jacque pulled together to include amendments from 2016 and 2019 and are focusing first on the laws that went into effect Jan 1, 2026.
3. Debra's ipad asked about ev charging and heat pumps.

There are a couple of laws that are CC&R (rather than bylaw focus) and will require a member vote at some point in the future.

- (a) RCW [64.90.370](#); Amendments to governing documents (procedural)
- (b) RCW [64.90.405](#)(1) (b) and (c); b) Adopt budgets to RCW 64.90.525 c) assessments
- (c) RCW [64.90.445](#); meetings requirements
- (d) RCW [64.90.480](#)(10); Offer no fee payment ability
- (e) RCW [64.90.502](#); Emergency action assessments

Annual General Meeting Wolf Creek Property Owners Association

(f) RCW [64.90.513](#); Electric vehicle charging stations - not included in bylaws - CC&Rs (architectural review guidelines in CC&R section 10 & 11)

(g) RCW [64.90.525](#); Budget and Special assessments

(h) RCW [64.90.545](#); Reserve study

(i) RCW [64.90.580](#); Heat pumps - CC&Rs

(architectural review guidelines in CC&R section 10 & 11)

(j) RCW [64.90.010](#), Definitions

Link to the overarching <https://app.leg.wa.gov/RCW/default.aspx?cite=64.90.365> for communities created before 2018 that took effect Jan 1, 2026.

Website Update - Sally Eckert

1. Sally currently manages the website <https://www.wolfcreekpropertyowners.org/>
2. Great resource for seeing when upcoming Board meetings are, past minutes, any announcements and water project plans/updates.
3. We will be moving to a more extensive, better suited platform with some great capabilities next month. See below. URL will stay the same <https://www.wolfcreekpropertyowners.org/>.

Current platform - Wix:

- e-commerce focus
- No password protection offered
- Limits how much we can post and our communications are very manual, not integrated, and very time intensive

Option 1 - HOA Start:

- Secure site/password protected
- Communications focused with centralized email and texts, member directory, voting and polling
- Financial features (online pay and track payments)
- Property management features (maintenance requests, architectural review)

Option 2 - HOA Express:

- Secure site/password protected
- Communications focused
- Offers online bill payment

Board of Directors Election - Dick Nova

1. Dick has strived to maintain as impartial as possible. Sally and Dick both have another year left on their terms. BOD of 5 members as per Bylaws, thus this is an election of 3 members. If there is a specific request we can have someone audit the count outside of the organization.
2. No request to audit.
3. Called for any final votes if you have not yet voted. No hands.
4. Sally and Dick noted that they have both counted votes independently.
5. 52 votes cast of 71 properties.
6. Bill Bley, Jim Ginn and McKenzie Johson have been elected to the Board.

Closing Comments - Board

1. Jim Ginn said it is an honor to serve.

Annual General Meeting
Wolf Creek Property Owners Association

2. Roland Strong - recent former member of the board said it has been fantastic to watch and experience the knowledge of this board.
3. McKenzie - expressed gratitude to everyone for the immense amount of time and emotional energy that is spent while being on the BOD.

The meeting was adjourned at 10:06am

Respectfully submitted,
McKenzie Johnson, Secretary