

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

May 26, 2023 – meeting held remotely

Meeting called to order by President, Bob Rohde, presiding.

Attending:

Directors: Bob Rohde, Jim Ginn, Jason Williams, and Mark Ryan

Facilities Manager: Alan Sodell

Water System Manager: Kris Borgias

Secretary Report:

1. The minutes for the April 14, 2023 meeting were approved.

Facilities Manager Report:

1. Kris and Alan gave the managers' report.
2. A discussion was had of issues during high water flow at Wolf Creek and irrigation canal impacts in the Association.
3. Discussion concerning the need for dust control in the Association and the possibility of performing dust control on the portions of the county road bordering the Association followed.
 - a. Jim pointed out that we were currently \$2700 over our total budget of \$14k for road maintenance.
 - b. Bob pointed out that this was a budgeting problem, dust control is important, the Board decided some years past that we should do dust control every year and that is what the rainy-day fund was intended to address.
 - c. Jim stated that we had already raised our maintenance fees this year and had a substantial special assessment as well.
 - d. There was a question whether we should prioritize dust abatement on the most needed roads within the Association. Kris mentioned West Green Meadows and between Park Lane and Goshawk Lane as needing dust abatement.
 - e. Jason added the possibility of dust control on the county roads adjacent to the Association if the owners with adjacent lots contributed to the cost.
 - f. It was decided that Kris and Alan would come up with a dust abatement priority list.
4. The Association is contemplating starting its overhaul of the water distribution system by replacing the water line between the Wellhouse and Wolf Creek Rd first depending on the availability of Pennock and materials. Depending on availability, the replacement may go as far as the old booster pump at Sundance.
5. Alan's activity report for April:
 - a. Assisted with chlorine sampling
 - b. Coliform sampling
 - c. Source meter readings

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- d. Well depth readings
- e. Resident meter readings & billing
- f. Website updating
- g. Updated Water Facilities Inventory (WFI) and submitted to the DOH
- h. Cleared brush around trail to headgate as well as from the irrigation ditch
- i. Monitored water in ditch daily and adjusted boards as necessary

Treasurer Report:

- 1. Jim gave the Treasurer's report.
 - a. We have \$13k in checking.
 - b. We have fully collected maintenance and the first special assessment.
 - c. The folks at 3 Perrow Dr. have requested to be excused from the second installment of the special assessment as they are not on the water system. The Board is considering the request and researching the status of the lot.

Other Business:

- 1. Bob discussed preparation for the June Annual General Meeting and amendments to CCR 8.5 and 8.6.
- 2. The board discussed the current CC&Rs with respect to all of the proposed ad hoc water system replacement, with the repair around the connection to a residence in Green Meadows as an example. With the idea that finding leaks, trenching, and replacing pipes, etc., might indeed uncover supply lines that also needed replacement, the current CC&Rs would require us to apportion the part of that mini-project attributable to the homeowner and charge them on top of the special assessment. Amending the CC&Rs to return the connection lines up to the meter to the Association water system seemed like a good way to avoid that extra billing and any arguments along the lines of "Well, I didn't ask to have my water line replaced!" This is consistent with Alan's survey of valley HOAs and with the City of Seattle: Homeowners are responsible from the meter downstream.
- 3. It was agreed amendments would be drafted.

The next BOD meeting date and time was scheduled for June 24, 2023 following the AGM.

The meeting was adjourned

Note: The meeting minutes were recorded by Bob Rohde and Jason Williams in Dick Nova's absence.

Respectfully submitted,
Dick Nova, Secretary