

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

March 24, 2022 – meeting held remotely

Meeting called to order at 12:03 PM by President, Bob Rohde, presiding.

Attending:

Directors: Bob Rohde, Paul Smith, Bill Bley, Mark Ryan, and Dick Nova

Facilities Manager: Alan Sodell

Secretary Report:

1. Minutes of the February BOD Meeting were approved as written.
2. Minutes of the February Special Meeting to ratify the 2022 budget were approved as written.

Facilities Manager Report:

1. Two significant leaks in the water transmission line to the reservoir were discovered near the Cottonwood Meadows pumphouse on February 19 and repaired the same day.
 - a. Toby Pennock of Pennock Excavation responded in one hour.
 - b. The major leak was at a 45-degree elbow in the line where the ground had settled.
 - c. A second significant leak that had been going on for some time approximately six feet away was also repaired.
 - d. Alan & Kris worked with Toby and his son to excavate and repair the leaks.
2. An additional water line leak was discovered the following week near the entrance to Park Lane in Virginia Hills.
 - a. Toby Pennock again responded and the line was repaired on February 23.
 - b. A water line coupler section had worked loose over time and was replaced.
3. The cost for all leak repairs was approximately \$4200.
4. Sadly, Toby Pennock passed away on March 14th while on vacation in Mexico.
5. Water meter readings will be conducted on April 15.
6. The portable generator to run the water booster pumps at the reservoir is due to arrive today.
 - a. Kris has volunteered to install the electrical transfer switch for generator operation.
7. Transmission line and well meter readings will be done on April 1.
8. Alan and Paul met with Loren from Cascade Concrete to review the winter snowplowing (see Alan's activity report below).
9. Alan's activity report for February:
 - a. Chlorination sampling
 - b. Coliform sampling
 - c. Source meter reading

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- d. Cleared out error on backup generator
- e. Updated website
- f. Coordinated repair of transmission line leak
- g. Coordinated repair of Park Ln leak
- h. Worked on writing up a troubleshooting guide for water system
- i. Paul and I met with Lauren from Cascade Concrete to point out places where the plow had pushed gravel and dirt into the ditch. Lauren said the plow driver had set his blade too low and they will dig out those areas in the spring before the water starts flowing.

Treasurer Report:

1. Bill noted that a significant percentage of the water system maintenance budget was spent on the recent leak repairs and we will likely be over budget for 2022.
2. Regarding budget and expenses, road maintenance was discussed.
 - a. It was felt that dust abatement will probably be needed.
 - b. Road grading, including potential crowning of the area near GM-25 & 26 due to pothole formation, will be reviewed at a later date. An additional comment was made that the potholes tend to slow down some residents that consistently drive too fast.
3. A couple of maintenance fee payments from the January billing are still outstanding.
4. Bill indicated that he had talked with a member regarding joining the board and assuming the treasurer position. Unfortunately, she is not interested at this time. Paul offered that he would talk to another resident he knows that has appropriate experience.

Presidents Report:

1. The association member in Cottonwood Meadows that has yet to perform screening of their solar panel array was invited to attend a hearing at this board meeting.
 - a. Neither the member nor anyone on their behalf attended.
 - b. A motion for the new increased fine schedule to start on May 1st for this situation was moved and approved.
2. Bob agreed to talk with an individual in Green Meadows that had expressed prior interest about joining the board of directors.

Architectural Committee:

1. Plans have been submitted for a new home at 18 Green Meadows Dr (GM-19/20). Considerable discussion followed.
 - a. The proposed house along with decks, breezeway, and two-story garage offer a significant presence.
 - b. Even though the total square footage may be below the 4000 sq ft maximum, CC&R 10.2 allows the committee leeway in granting approval.

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- c. It was decided to request plans for the garage building and then revisit the subject.

The next BOD meeting date and time was scheduled for April 27, 2022 at 9:00 AM to be held remotely.

The meeting was adjourned at 12:58 PM.

Respectfully submitted,
Dick Nova, Secretary