

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

9am September 9, 2026 – meeting held remotely

Meeting started at 9:03 by Dick Nova, President.

Attending

Directors: Dick Nova, Sally Eckert, Bill Bley, McKenzie Johnson & Jim Ginn

Facilities Manager: Jim C

Water System Manager: N/A

Additional: Jim Segaar as volunteer water replacement manager

Members: Gay Northrup

Member comment section

1. N/A

Secretary Update - McKenzie

1. Approval of meeting minutes: [August 2026 WCPOA Board meeting minutes](#) - Bill moves to approve Sally seconded, all approved.
2. WCBOD Email monitor until the next meeting - Sally
3. Generic board meeting agenda to be on the website at all times
4. Positive feedback from members about the Board meeting updates to members

Water Manager Report - Doug Hale via email

1. Reported chlorine levels looking great but have fewer results than required - had 12 but should have 21
2. Summer can be harder for testing with vacations and smoke in the valley
3. Jim C should be point person for making it happen and transfer tests kits around
4. No leakage indicated on the main transmission line project! There is an over-read but it's normal due to different meter types.
5. VR doesn't hold pressure - October meter readings should help find this
6. Doug is happy to forward the projects to Cutter for meters and valves. Jim S agrees with using them. Board agrees
7. Recommended controls project would go to ITC. Board agrees.

Facilities Manager Report - Jim C

1. We need clarification on our water rights. If it is an acre feet measurement, if so we would be in compliance. Jim C will ask Doug to clarify/verify. If it is 60 gal/min we wouldn't be in compliance
2. Would like to install some speed bumps - need to slow people down on some roads. Jim C will look into costs. They would need to be removed before the snow season every year.
3. Chlorinator in the quotes - depending on the type of the controls put in.

Water replacement project update - Jim Segaar

1. Water report update to members
2. [Project #4](#) - Meters & Valves
3. [Project #5](#) - Well Controls

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4. Water multi year plan proposal meeting November 7th at the Winthrop Library, 9am as long as it is available. Will get the budget proposal ready before then. There would be in-person and Zoom options. Jim G will work with the library. McKenzie and Sally will get the Zoom link and tech together. Jim S will work on an agenda. McKenzie will take point on comms surrounding the meeting. Dick N to work with Doug Hale on attending.
5. Board gives huge thanks to Jim S on this project.

Jim S left meeting at 9:50am

Treasurer Update - Jim Ginn

1. Reserve study - met with Brandolyn from Account Reserve Professionals for a site walk. Waiting on the reserve study report, should be soon.
2. Insurance coverage - met with Korrie from VIP and did a site walk. In the process of preparing recommendations for insurance coverage.
3. Reports:  WCPOA August 2026 Treasurer's Report.pdf  WCPOA Aug 2026 PL Detail.pdf  WCPOA August 2026 Balance Sheet.pdf
4. Budgeting - member meeting to be by mid December to vote on the budget. The board needs to approve a budget by early Nov. Plan is to have a draft ready by the next board meeting, and will work with Jim C.
5. Irrigation/water thoughts - Dick N has always felt that water fees are very low, Jim G will get comps for local water pricing. Also if we have to limit to 60 gal/min we may need to limit water consumption.
6. Request for reimbursement from Jim O for disturbed land restoration. Jim C is/was planning on reseeded and replacing trees that needed to be replaced. We already have field grass seed for restoration. We need more specific plans and comms moving forward around this for future projects. Jim C will talk to Jim O about plans.

Governance Review Committee Update - Sally

1. Restated Bylaws and CC&Rs updates - no updates as they didn't get to meet. The last round of edits for Bylaws was sent out to the committee. Will be able to review at the next meeting.
2. Sally will dig into the updated legislation on EV charging and mini splits and whether we need to add anything to the CC&Rs.

Website Update - Sally

1. HOA Express has started the website migration. Sally will double check, learn the system, make any updates or changes, then roll it out officially. After a month or two we will decommission the old site.
2. Goal is to have online payment capabilities in January.

Architectural Committee - Bill

1. Follow-up on Funkhouser construction materials not being put away by August 31st as per notice given. The architectural committee will write up a final notice and fine schedule.
2. Discussed water meter ownership and recommendations as per the bylaws.

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Schedule next Board meeting

1. October 9th at 9am via Zoom.

Meeting adjourned at 10:39am

Respectfully submitted,
McKenzie Johnson, Secretary