

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

9am August 14, 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: Report via email

Water System Manager: Doug Hale

Additional: Jim Segaar as volunteer water replacement manager

Members: N/A

Member comment section

1. N/A

Secretary Update:

1. Approval of meeting minutes: [July 2026 WCPOA Board meeting minutes](#) - Jim moves to approve, Bill seconded all approved.
2. WCBOD email process - Auto reply is on the BOD email. Need a better plan for replying to members. Decided that Board members will each take a month at a time. Bill will take the next month to the next meeting.
3. Zoom link for member attendees - should be on the website or somewhere central. When we move to the new website platform we will have the Zoom link posted and available.

Water Manager Report - Doug Hale

1. Piping project completed
2. Water test is clean
3. Well 2 can be in service, will talk to Jim C about it
4. Doug is willing to be paid hourly to manage the projects in the future
5. Once both wells are going we need to let the membership know the new data
6. Cutter did a great job and stayed on budget
7. For future projects more communication around potential outages and letting people to fill tanks preemptively
8. Transition from Dotti to Rob Wells for water readings. Need to make sure we are getting 5 readings a week. Kris or Jane will take over while Rob is on vacation.
9. Conversations with the engineer about fluctuation of chlorine levels. Part of the issue is that we are running variable frequency flows but constant injection. Will follow up and look into it. Need to be in sync. Chlorine pump may need to be tied into a flow meter.
10. Karl Gunnarson is willing to help, Board will connect him to Doug and Jim C.

Doug Hale left the meeting at 9:55am

Facilities Manager Report - Jim C via email report

1. Dead/dying trees in GM and VH
2. Water line replacement site restoration - need to let the homeowners know our plan.

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3. Still waiting for approve to turn on pump #2. Pump #3 is pumping most of the day between 9am and 7pm. Pump #3 is pumping less than 60 gallons a minute. Unable to keep up with demand during the day. Last couple weeks have been better.
4. We have trees struggling along irrigation ditch that may have Spruce worm infestation. I have asked the Forest Service for help identifying issue.
5. I would like some rain before removing any trees. Fire danger is just too high right now.
6. I have missed the window for added stabilizer/abatement for forest service road. The company we used isn't planning any more deliveries this year.
7. Jim S and I walked the meters needed and existing meters to better understand our needs to better isolate leaks. Jim S working on this issue.
8. I'd like to ask the board for a location for tree debris storage area for either burning in the fall or spring. Or to hire a tree service to chip and remove debris at times. I think down by the old reservoir would work best for access (Board agrees). Having access to a chipper would be great. Bill B used a company that he liked and will get their info to Jim C.
9. Setting up another account for propane for the reservoir generator with OCEC. Normally they do not fill this size of tank, but so far they are working with us
10. I notice cows showing up around Twin lakes. Remember we are in range area and cows will show up. All we can do is contact (if possible) the ranchers to let them know. They should move them but could take a couple days. Drier conditions force some cows lower. Most will head higher up.

Water replacement project update - Jim Segaar

1. [Engineering report](#)
2. [Multi-year proposal](#) - board believes it makes the most sense to move forward with a 5 year plan of 2k per lot. Bill B motions to approve, Dick N seconded, all approve.
3. Water Committee - Jim S has continued to work with Pete, Kris, Jim G, Sally E and Dick N as a committee, and plan to add Karl to it and formalize it.
4. Planning Meeting Town Hall at the library in early November.
5. Jim S to work on a communication to members asap.
6. Mel S message re: special assessment impacts. Matter of course that assessments are disclosed in selling. McKenzie will work up a response to his questions.

Jim S left meeting at 10:17am

Quarterly Treasurer Report - Jim Ginn

1.  WCPOA July 2026 Treasurer's Report.pdf

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2. Reserve study - 1 year plan or 3 year plan. McKenzie motioned to approve a 3 year plan, given that we are required to have a reserve study done every year now according to new law. Bill seconded, all approved.
3.  WCPOA Insurance - August 2026 Update.pdf Jim G will get some updated quotes and talk with our agent and see about where defense costs land within the plans. Will schedule an assessment of our insurance and a site visit with Jim C and a Board Member.

Governance Review Committee Update - Sally

1. Getting close on the restated Bylaws and CC&R updates
2. 2026 laws are doable with our committee, the 2028 updates should be done by an attorney.

Website Update - Sally

1. Replacement website recommendation is to move to HOA Express at \$492/yr. McKenzie motioned to approve this move, Bill seconded, all approved.
2. Sally will start the migration.

Architectural Committee - Bill

1. Kyle - 3 day chimney update happening next week
2. Since we had no qualified takers from the community, Dick said he will be happy to sit on the committee again as the 3rd member.

Schedule next Board meeting

1. September 9th at 9am via Zoom.

Executive session

Meeting adjourned at 10:55am

Respectfully submitted,
McKenzie Johnson, Secretary