

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

9am June 5, 2026 – meeting held remotely

Meeting started at 9:00 by Dick Nova, President.

Attending

Directors: Dick Nova, Sally Eckert, Bill Bley, Bob Rohde, Roland Strong, McKenzie Johnson & Jim Ginn

Facilities Manager: Jim Conover

Water System Manager: Doug Hale

Additional: Jim Segaar

Members: Gay Northrup, Mike McPhaden, Debra Hofmann, Jan Erickson

Member comment section

1. Gay - under the impression that a water committee would be created of 6 members as well as a governance committee. Sally noted she is working on getting the governance committee together.

Approval of May Board meeting minutes

1. [May 2026 WCPOA Board meeting minutes](#) - Bob R motioned to approve, Jim G seconded, no one opposed.

Member contact list - Dick

1. Many updates are happening including phone numbers. Lots of work, Dick will be sending it out once more for updates.

Water Manager Report - Doug Hale

1. Well 2-3 lines replacement schedule. No hard date for start of work from Cutter on the project but will get started this month.
2. Annual water quality report is posted on his website and getting ready to send it out next week to the membership via email and those without email will get a postcard in the mail.

Facilities Manager Report - Jim C

1. Jim put flags in the area yesterday for the water replace line area.
2. Chlorine levels are looking good, lots of people contacting him about chlorine in the water.
3. Any work done on FS road needs a use permit. Jim can get that if someone needs it.
4. Need to stabilize FS 5005. McKenzie will connect Jim C and Jurgen.
5. Dick N moves to dust abate/stabilize L Fork turn off to Goshawk, Bill B seconded. Jim G reminded us that we are above our budgeted roadwork this year but have generous reserves. No one opposed.
6. When Jim is back he will start cutting down dead trees. Jim is on vacation next week. Trudi Garing asked about taking dead trees down along Park Ln. Architectural committee had approved. Jim is willing to take down dead trees that aren't a risk to a home.

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

Water replacement project update - Jim Segaar

1. Will put together a more detailed description of the meter work. Not much more to do until we get funds raised and data from the meters and control system for the wells.
2. Sally will get the update out about Cottonwood work to the membership and on the website.

Jim S and Doug H left the meeting at 9:24am

Treasurer Update - Jim Ginn

1. Nothing out of the ordinary to report on finances. Keeping an eye on things, no changes from last report to you. Balances \$61,800 in checking, \$235,777 in savings.
2. Insurance question raised by a member. What level of liability for D & O insurance and specifically are defence costs included in the limit. Our agent says defence costs are within the current million dollar limit. Looking at additional coverage for defence costs.
3. Bob R - amended bylaws a number of years ago to hold D and O harmless. Need to do additional analysis. Probably worth paying an attorney to look everything over.

Governance Review Committee Update- Sally

1. Will be reaching out to Jan and Jacque about getting the governance committee up and running.

Website Update - Sally

1. Website security issue - Dick is concerned that everything is public. Scams coming in because we have our contact info on the website.
2. At the point where we need an HOA platform. Recommended quotes from HOA Start \$1,300/yr for 3 years and HOA Express \$492 yr.
3. Sally will send the doc to the board to look over details, review and take up the next meeting.

Architectural Committee - Bill

1. Couple requests for tree removals. Bill will walk down and check the properties and take a look.
2. We will confirm with Funkhouser about having construction materials installed/or moved by the end of summer.
3. No new projects.

Jim C left meeting at 9:44am

AGM Planning – Zoom 9am June 27th

1. Email notice drafted by Dick including ballot, 2025 AGM minutes, proxy, and agenda. Dick will send the draft to the board. Plan to send NLT June 10th to membership, absolutely no later than June 13 as per bylaws.

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2. Tally votes prior to and up to the meeting. Dick has created a spreadsheet for that. 25% of members needed for a quorum.
3. McKenzie will cross check bylaws about voting.
4. Bob R asks to email membership about driving slowing within association roads. All agree to send. Bob says how much he has enjoyed working with this current board.
5. AGM Agenda:

Approve 2025 minutes - Dick

Call for additional votes - Dick

Board of Directors vote tally - Dick

Facilities Manager update and introduce himself - Jim C

Water system status/plan - Jim S

Financial/Budget update - Jim G

Architectural Committee update - Bill B

Website update - Sally E

Questions/comments from members

6. Director candidates

- Existing members to run – Bill, Jim, McKenzie(?)
- New members – Debra Hofmann, Mel Sorensen, Mike McPhaden, Jan Erickson

Schedule next Board meeting

1. Prior to AGM? Will think about what's necessary and potentially schedule by email.

Meeting adjourned at 10:01am

Respectfully submitted,
McKenzie Johnson, Secretary