

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

February 10, 2022 – meeting held remotely

Meeting called to order at 9:05 AM 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 January BOD meeting were approved as written.

Facilities Manager Report:

1. Alan said that things have been relatively quiet with the lack of recent snow.
2. Setting up a portable generator to run the water booster pumps at the reservoir when needed during a power loss is targeted for completion in the spring.
 - a. Rob Seckinger has agreed to perform the electrical work.
 - b. The planned generator is in stock at the supplier with a cost of around \$1000.
 - c. Alan and Kris plan to store the generator in the Cottonwood pumphouse during the winter. During fire season it will be connected and bolted to the lid of the reservoir.
3. Wenatchee Pumps have agreed to perform maintenance on the booster pumps at the reservoir. The check valve will also be replaced. Bill asked if the booster pumps are being alternated. Alan responded that we are just using one at this time.
4. Paul indicated that after the early January deep snowfall the plowing pushed snow back too far and damaged shrubbery. Alan said he would follow-up with our snowplower Loren.
5. Alan's activity report for January:
 - a. Coliform sampling
 - b. Chlorine sampling
 - c. Source meter reading
 - d. Shoveling
 - e. Updated website
 - f. Updated member spreadsheets
 - g. Confirmed Rob Seckinger will do electrical work for backup generator this spring.
 - h. Have a contact at Wenatchee Pumps for working on backup booster pump, as well as check valve in spring.

Treasurer Report:

1. Bill reported that we currently have 7 outstanding maintenance fee payments.
2. Three members changed their addresses without notification for billing.
3. An increase in late fee fines from \$25 to \$50 had been passed by the board in June but the invoice template had not been revised. It has now been changed

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for future billings. Bill requested that the late fee should be added to the fine schedule posted on the website. Bob asked Alan to make the update.

4. We have received no response to date from the fine invoice sent to the CM resident who has failed to screen their solar panel array.

Presidents Report:

1. Bob sent a message to the members in Virginia Hills who have yet to complete their new home construction as scheduled.
2. A letter was not sent to the member in Cottonwood that has yet to perform screening of their solar panel array.
 - a. Bob would like to wait until spring to give them a chance to plant shrubbery.
 - b. A hearing will be scheduled with the member and the Architecture Committee. Bob will draft a notice for a remote meeting.
 - c. A current invoice of \$1200 in fines plus the maintenance fee of \$500 was due January 20 and will be past due on February 20. \$3800 in fines has been paid to date. The new increased fine schedule will be in place moving forward.
3. Bob asked Alan to put together a report on water system transmission line reading data.

Architectural Committee:

1. Paul had no news to report other than the new garage in Cottonwood is nearing completion and looks good.

Website:

1. Alan has completed minor updates to the website.

Good of the Order:

1. Paul noted that there are 7 dead trees around Green Meadows Drive and additional trees are diseased.
 - a. The trees are located within the road easement on the inside of the loop and along the irrigation ditch.
 - b. Paul suggested that new trees could be planted in more natural clusters. There was discussion as to whether removal and replanting should be an association or lot member expense. Dick added that there are no trees currently around Cottonwood Drive.
 - c. It was agreed to forgo further discussion until Bob returns to the valley in the spring.
2. Bob raised the subject of new board member recruitment.
 - a. Bob indicated he will talk to a member in Green Meadows that had expressed prior interest.
 - b. Bill agreed to talk to a member in Cottonwood Meadows.

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The next BOD meeting date and time was scheduled for March 24, 2022 at 12:00 PM to be held remotely.

The meeting was adjourned at 10:00 AM.

Respectfully submitted,
Dick Nova, Secretary