

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

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May 18, 2021 at the home of Bill & Dalene Bley, 21 Green Meadows Drive  
*The first post Covid-19 vaccination meeting in person!*

Meeting called to order at 9:00 AM by President, Bob Rohde, presiding.

Attending:

Directors: Bob Rohde, Paul Smith, Bill Bley, Claus Giloi (remotely), and  
Dick Nova

Facilities Manager: Alan Sodell

## **Secretary Report:**

1. Minutes of the April Board of Directors (BOD) Meeting were approved as written.

## **Facilities Manager Report:**

1. Liquid Vision inspected and cleaned the water reservoir. No issues were found.
  - a. Another inspection will not be needed for 5 years.
  - b. A video of the interior was taken.
  - c. There was some silt on the bottom as expected.
  - d. Minimal seepage was noted.
  - e. The report will be shared with DOH when they conduct the next sanitary survey.
  - f. Cost was \$2400 plus \$370 for lid removal and replacement.
2. High Mountain Plumbing replaced the transmission line meter in the reservoir room.
3. New source meters for wells 2 & 3 in CM are on order and due the end of the month. Alan & Kris will do the replacement.
4. Removal of the dead trees above L Fork Wolf Creek Road went well. The county was pleased with how the work was conducted.
5. Weed control spraying was done on May 11<sup>th</sup>. Four members opted out. Alan was asked to remind them that they are responsible now for pulling the weeds.
6. The irrigation ditch fish screen was clogged. The Department of Fish & Wildlife was contacted and they cleared the screen. Alan and Bill are maintaining the required ditch level.
7. Palm Construction quoted \$26K for grading, gravel, and dust abatement.
  - a. The roads are considered in decent shape and a reduced scope of work is warranted.
  - b. Alan had emailed Palm about a smaller area for grading with no response to date. Also, there has been no response from the other local contractors. Alan will keep after Palm.
  - c. Cascade Concrete is available to do dust abatement.
8. Alan and Kris still need to follow-up with Rob Wells regarding a modified CM pumphouse build plan. Next week they will begin work on clearing trees and vegetation around the perimeter and spreading gravel.

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9. Alan's activity report for April:
  - a. Chlorine sampling
  - b. Coliform sampling
  - c. VOC sampling
  - d. Source meter readings
  - e. Well depth measurements
  - f. Water meter readings and billing
  - g. Transmission line source meter replacement
  - h. Reservoir cleaning
  - i. Fish screen maintenance

### **Treasurer Report:**

1. No report this month.

### **Presidents Report:**

1. Bill raised the subject of RVs that have been placed on lots in the association.
  - a. Funkhousers at VH-18 have started construction and their trailer on-site had been approved.
  - b. A trailer at Januszewskis on CM-30 was noted in a very apparent location. Bob will contact the member.
  - c. Bob will also send out a reminder message to all members regarding the CC&Rs.
2. Following discussion, the McPhadens, owners of VH-16 & GM-22, agreed to consolidate their lots with Okanogan County in order to continue reduced maintenance fees.
3. Prior to the meeting Bob distributed a revised schedule of fines for non-compliance of CC&Rs and/or failures to comply with decisions and directives from the BOD. The schedule is expected to be approved at the next meeting in June.
4. Bob talked with Fred Chapman about the construction of their residence at 7 Goshawk Lane (VH-11).
  - a. Fred will coordinate with their neighbors about screening the ecology block wall that was put in place.
  - b. Fred mentioned that Jurgen Pichler, owner of the 40 acre parcel to the west of VH, had asked if the association would be willing to help fund tree thinning on his property. The board agreed that this was not appropriate.
  - c. Dick noted that the other properties to the west had also been sold, one 37 acres and the other 61 acres. Surveying has been done and tree thinning has started on the larger parcel.
  - d. In addition, Fred inquired about a 6 month extension for completion of their home due to difficulty in arranging sub-contractors. The board decided an extension was not warranted at this time.
5. The annual general meeting is scheduled for June 26<sup>th</sup>. The plan will be to conduct the meeting by Zoom. Notice will need to be sent 14 days prior.

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6. BOD memberships are expiring this year for Paul, Dick, and Claus.
  - a. Paul and Dick agreed to run for an additional term.
  - b. Claus would prefer to opt out.
  - c. Bob and Bill agreed to contact potential candidates.

### **Architectural Committee:**

1. Paul proposed a reduction in time allowance for construction structures other than a main residence. Following discussion, it was agreed to reduce the allowed time to 8 months.
2. Paul indicated that additional work is required on requirements for definition, approval, and allowance for non-primary residence structures.
3. It was agreed that changes adopted for increased building deposit, fine implementation, and building completion will apply to new construction deposits only.
4. Robert and Tacey Griffin at 28 Cottonwood Drive (CM-12) have submitted plans to build a garage next to their home. The committee will follow-up with the Griffins regarding the size of the building.

### **Website:**

1. No report this month.

### **Trails and Parks Committee:**

1. Dick reported that a proposed walking path from the Connector Trail to Park Lane had been temporarily established. The Adams, lot owners to the west, are in favor and a letter has been sent to the Patricks, lot owners to the east.

### **Good of the Order:**

1. Victor Glick at 70 Cottonwood Drive (CM-3) had sent a message to the BOD Gmail that an enterprising bear had scaled their aspen trees to knock down a bird feeder that was on a line 12' above ground.

The next BOD meeting date and time was scheduled for June 8, 2021 at 9:00 AM at the home of Bob & Kelly Rohde, 28 Green Meadows Drive.

The meeting was adjourned at 10:38 AM.

Respectfully submitted,  
Dick Nova, Secretary