

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

July 11, 2016 at home of Bob Rohde, 28 Green Meadows Dr.

Called to order at 7:04 PM by President, Paul Smith, presiding.

Attending:

Board of Directors: Paul Smith, Bill Bley, Dick Nova, Bob Rhode, Mark Ryan.

Water System & Property Manager: Pete Soderquist.

Secretary Report:

1. Minutes of the June Board Meeting were approved as circulated.
2. Minutes of the Annual Membership Meeting were approved as circulated and will be posted to the website. A discussion was held regarding a method to attain membership review and approval of the minutes prior to the next annual meeting in order to limit unneeded discussion at the meeting. No conclusion was reached.

Treasurer Report:

1. Financial reports were circulated prior to meeting. There were no questions.

Board of Directors Officers and Committees:

1. The following officers were nominated and approved:
 - a. President – Paul Smith
 - b. Vice President – Bob Rhode
 - c. Treasurer – Bill Bley
Bill will transition with Debra Hofmann.
 - d. Secretary – Dick Nova
Dick will transition with Bob Wilson.
2. Mark Ryan volunteered to manage the website for the Wolf Creek Property Owners Association. In the coming month Mark intends to get a bid for transition to a new website.
3. Bob Rohde volunteered to be the chair for the Architectural Committee. Dick Nova and Jan Erickson will continue on the committee. Pete Soderquist will maintain the records post approval.
4. Paul proposed that the Water Committee become an entire board responsibility. Discussion followed as to how to integrate water system maintenance and improvement related matters without adding to the current monthly meetings. It was decided that once per quarter the monthly meeting will focus on the water system. A motion was passed to reform the water committee constituting the entire board and to have the September 2016 board meeting predominately focused on the subject.

President's Report:

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1. Ballots from the Annual General Meeting were counted. Bill Bley was elected to a second term and all amendments to the CC&R's were ratified. Jackie Smith will file the amendments with the county.
2. Four of the current Board member's terms will expire next year with one expiring the year after. In order to preserve the staggering of terms per the bylaws Bob Rohde volunteered to extend his term for an additional year.

Water System & Property Manager Report:

1. Continuation of work on the water line access vault being installed in Green Meadows is on hold for parts. A required check valve was not immediately available. Restart is projected for 7/28. Note: the vault was purchased directly from Cascade Concrete to avoid contractor mark-up.
2. The reservoir has been vented and the access door replaced.
3. Pete will get an estimate for the removal of some hazardous tree limbs overhanging on Sundance Lane.
4. Bill and Tod Johnson intend to fell three trees at the end of Sundance Lane for snow plow accumulation.
5. A water system leak detection proposal utilizing helium was considered but does not appear to be cost effective.
6. The recently received Firewise report recommends replacement of the pumphouse in Cottonwood Meadows.
7. Pete will resign as Water System & Property Manager effective in June. He will continue at that point as the back-up. A training plan is in place for his replacement. Initial candidates for the job are no longer certain. Additional candidates were discussed. Paul will pursue.

Architectural Committee:

1. Peter Tarczy-Hornoch has requested to remove some trees for fire protection in close proximity to their home in Cottonwood Meadows. Bob Rohde will follow-up and give his recommendation to the committee.

Old Business:

1. Our Community Wildfire Risk Assessment report was received. Paul will distribute it to the board. Pat Karman, Mike & Betsy McPhaden, Dotti Wilson, and Jan Erickson have volunteered to form a WCPOA Firewise Committee. The committee will take the lead with support from the board.
2. A new owner "welcome kit" was briefly discussed.

New Business:

1. A resident in Green Meadows had written to the board regarding concern over the discharge of firearms within the Association. The situation involved a neighbor shooting nuisance animals that were invading their garden. The neighbor has subsequently talked with the nearby residents. Dick Nova then relayed concern about a neighbor in Virginia Hills target shooting in the past in the direction of Virginian Ridge Road. Given the

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vehicle, bicycle, and pedestrian traffic on this road and nearby trails it appeared irresponsible.

A board discussion followed regarding any knowledge related to state and county ordinances referencing firearm discharge. More research is required. Mark Ryan will review any existing regulations. Currently there are no provisions in the WCPOA CC&R's other than "“No Hunting” signs are permitted as needed.” The matter was tabled for necessary research and subsequent discussion.

Adjourned at 9:00 PM.

Next meeting at Dick & Gail Nova's home, 32 Park Lane, August 9th at 7 PM.

Respectfully submitted,
Dick Nova, Secretary