

Wolf Creek Property Owners Association 2018 Annual General Meeting

June 23, 2018 in the upper room of the Winthrop Ice and Sports Rink, 208 White Ave, Winthrop

Called to order at 9:04 AM by President, Paul Smith, presiding.

Attending:

Board of Directors: Paul Smith, Bob Rohde, Claus Giloi, and Dick Nova

Association Members: Dave Christensen, Jacque Smith, Irmgard Wimberger, Herbert Wimberger, Keith Olmstead, Joy Olmstead, Mike McPhaden, Betsy McPhaden, Mark Ryan, Dottie Wilson, and Bob Wilson

Paul Smith welcomed those in attendance. He stated that as of yesterday, June 22, only 6 ballots had been returned for election of Board Members and ratification of amendments to the CC&Rs. However, following an email appeal to the Membership more than sufficient ballots had been received to constitute a voting quorum. In the future the plan will be to conduct voting via email.

All in attendance introduced themselves.

Dottie Wilson, our Firewise Community chairperson, provided a report. Committee members include Dottie, Jan Erickson, Betsey McPhaden, Pat Karman, Mike McPhaden, and Bob Rohde. Wolf Creek Property Owners Association (WCPOA) Firewise Community status has been renewed for 2018 based upon work accomplished in 2017. The committee met on May 26, 2018 and decided to focus this coming year on membership education regarding reduction of wildfire risks. April 28, 2018 ten association members cleared debris and limbed trees along the new Wolf Creek Park trail. June 7, 2018 a publication from the National Fire Protection Association, Fire Spread on Ember Ignited Decks, was emailed to the membership. Another publication, Reducing Wildfire Risks in the Home Ignition Zones, was distributed at the meeting. More information will be distributed when available. Dottie also requested that members keep a record of time and expense and report to the committee work on their property associated with protective borders and wildfire fuel reduction as this contributes to our Firewise status.

Paul Smith described how the 1400 ft. Wolf Creek Park trail is split into twelve sections from the start at Perrow Drive to the irrigation ditch inlet at Wolf Creek. The sections have been adopted by the following members:

- 1 - Jim Kurtz
- 2 - Available for adoption!
- 3 - Paul Smith
- 4 - Chip and Diane Steele
- 5 - Claus Giloi
- 6 - Dick and Cindy Metler
- 7 - Dick & Trudi Garing
- 8 - Pete Soderquist & Debra Hofmann
- 9 - Dick & Gail Nova
- 10 - Kris Borgias and Jane Hubrig
- 11 - Pat Karman and Corrine Poole
- 12 - Bill & Dalene Bley

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Paul, suggested putting pruning shears in your back pocket and clean as you go when you walk the trail. Betsy McPhaden asked about debris placement and Paul stated that small amounts can be added to future burn piles with added stacking in staging areas. Herbert Wimberger thanked Paul for his dedication and work to make the trail a success.

Following a brief description of minor edits to the minutes of the 2017 WCPOA Annual General Meeting, Dick Nova called for a motion to approve. Acceptance was so moved, seconded, and approved and will be posted to the WCPOA website.

Mike McPhaden noted that bears have been sighted in Green Meadows. Mark Ryan added that bears have been in Cottonwood Meadows as well and have pulled down his bird feeder and gotten into trash receptacles.

Paul Smith noted that 2018 2nd quarter financial statements will be available and posted to the website after the end of July and that our treasurer, Bill Bley, had stated that the budget had no major issues of concern as of the month-end May reports.

Bob Rohde as chairman of the Architectural Committee mentioned that the other committee members were Dick Nova and Jan Erickson and then provided the explanation and rationale for the proposed amendments to sections 10.2 and 10.3 of the CC&Rs. This information was provided to all members along with their ballots.

Paul Smith presented that two Board of Director positions were expiring and that Bill Bley and Bob Rohde had graciously agreed to continue for a new term if so elected. Paul called for any added nominations from the floor. There being none, and in anticipation of a likely positive post-meeting vote tally, Bill (in absentia) and Bob were congratulated. Mark Ryan added a word of thanks to all the board members.

Paul Smith stated that Claus Giloi has done a great job updating and managing the WCPOA website after taking it over from Mark Ryan. A Firewise page has also been added to the site.

Paul Smith then provided a Water System and Property Manager report in lieu of Steve Krause who was not at the meeting. Both the 2017 Water Quality Consumer Confidence Report and the 2017 Water Use Efficiency Report have been recently completed and will be posted to the website. The former report documents and points to the safety of our water. The latter report summarizes the efficiency of our system over the one year period ending in April 2018. Unfortunately, system leakage has significantly increased and is a continuing concern. From setting a goal to have less than 10% system loss we are now well over 50%. Mike McPhaden asked for further explanation. Pete Soderquist has recently speculated that there is a significant leak in Cottonwood Meadows, yet to be located, that could account for 40-50% of the leakage. Only one relatively small leak was discovered and repaired following a system wide leak detection effort conducted this spring. Bob Wilson asked if the leak detection company indicated why they did not discover more issues. The probable answer is lack of operator skill and the company will redo the job at no cost in the near future. Other work on the water system included

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inspection and cleaning of the reservoir. Bob Wilson asked if the reservoir is in good shape and if there were any epoxy repairs. It is in quite good shape for the age and no repairs were needed. Recent road projects included grading and gravel addition to Green Meadows entrance, Cottonwood Loop, Winding Road, and Goshawk Lane. The addition of Goshawk to association roads was required by the county when a third address access was added last year. Additionally, ten hazard trees were removed along and below Left Fork Wolf Creek Road. Herbert Wimberger mentioned that there remains a large dead tree just above the corner where the road heads up the hill toward the reservoir.

Paul Smith related as to how challenging it was to find, negotiate with, train and put in position a new Water System and Property Manager. Steve Krause has now resigned his position and the effort restarts. We were very fortunate to have Pete Soderquist as a backup and trainer and Pete has agreed to continue in the interim. We have begun the search for a replacement. An ad will be placed in the local paper and an email has been sent to membership. Paul mentioned that the wage offered is very competitive.

Paul Smith also noted that the Board will be reviewing our water usage rates and that the base rate designed to cover operations expenses may increase.

Paul Smith thanked those members who responded to the Department of Natural Resources regarding the logging operation slated for Virginia Ridge. The timber sale has been postponed until next year but please stay tuned in to updates.

Herbert Wimberger asked if advanced notice could be provided in the event of a water stoppage. Paul Smith answered yes, if possible. A recent stoppage occurred to those residents in Virginia Hills that are sourced via the booster pumps in the reservoir room. This was due to system leaks and heavy watering. Mike McPhaden inquired as to how the reservoir is filled. Paul responded that in this situation the well pumps could not keep up. Paul intends to send an email to the membership requesting outside watering to be conducted between 11PM and 5AM. Mandatory scheduling will be instituted if necessary. Irmgard Wimberger asked if there was any issue with contamination given the system leaks. Paul said there are no concerns. Paul also mentioned that the Board may consider an ultraviolet water purification system as opposed to the existing chlorine system in the future. Mark Ryan commented that would be great but the equipment and installation are quite expensive. Bob Wilson asked how expensive. The initial response was that cost, location and space would all need to be determined.

Dick Nova reminded the members present that the minutes from the regular, monthly Board meetings are posted to the website following approval in case anyone wished to follow discussion and activities of the Board.

Paul Smith encouraged members to think about serving on the Board in the future.

A motion was moved, seconded, and approved to adjourn the meeting at 10:03 AM.

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Respectfully submitted,
Dick Nova, Secretary