

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

July 6, 2017 at the home of Steve Krause & Betty Franks, 7 Green Meadows Drive

Called to order at 10:07 AM by President, Paul Smith, presiding.

Attending:

Directors: Paul Smith, Bill Bley, Bob Rohde, Claus Giloi, and Dick Nova
Water System & Property Manager: Pete Soderquist
Water System & Property Manager in Training: Steve Krause

Nomination of Officers:

1. The following directors were nominated and approved for officer positions:
 - a. President – Paul Smith
 - b. Vice President – Bob Rohde
 - c. Treasurer – Bill Bley
 - d. Secretary – Dick Nova
2. The following directors were nominated and approved for additional positions:
 - a. Web Manager – Claus Giloi
 - b. Architecture Committee Chair – Bob Rohde
 - c. Firewise Committee Representative – Bob Rohde

Secretary Report:

1. Minutes of the June Board Meeting were approved as written.
2. Copies of the Consumer Confidence Report will be mailed to those members without email.

President's Report:

1. The Annual General Meeting was held on June 24, 2017.
 - a. Attendance was minimal. No issues were raised.
 - b. Jacque Smith graciously volunteered and took meeting minutes.
 - c. Minutes from the 2016 Annual General Meeting were approved as written and will be posted as approved to the web site.
 - d. Paul Smith and Dick Nova were reelected to the Board of Directors and Claus Giloi was elected to the Board all to a term of two years.
2. Paul has received six volunteer responses to date for the Wolf Creek Park Trail project. 100 ft. flagged sections are being adopted. It is expected that brush will be cleared from the trail path and piled for burning.

Treasurer Report:

1. Q2 closing reports are yet to be generated due to the holiday and will be reviewed at the August meeting. Some budget overruns are anticipated.
2. Payments due for the prior month will be determined from the Water System & Property Manager Reports.
3. Bill will determine the criteria for capital improvement allocation charges as upcoming improvements and upgrades at the reservoir room are expected.

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Web Site:

1. Claus will meet with Dick to learn the basics regarding access, posting, and editing on the association web site. Mark Ryan will be consulted as necessary.
2. Claus, Paul, and Dick will review the web site pages for changes and updates.
 - a. The latest Water Use Efficiency and Consumer Confidence Reports will be posted.
3. Bob will review the New Construction web page to determine if added information and clarity is required.

Architectural Committee:

1. Peter Tarczy-Hornoch at 72 Cottonwood Drive (CM-2) has requested approval for a solar panel to be installed on their property adjacent to Cottonwood Drive. The committee will review the request with respect to the CC&Rs and determine compliance.
2. Fred Chapman & Eleonor Schneider are planning to begin site work to install a driveway and future building site at VH-11. The committee will meet with them to review tree removal.
3. Bob will review and consider if added guidelines are necessary in the future regarding tree removal for building site work.
4. Bob has received some complaints about ongoing construction projects. For example, one project in Green Meadows has extended into a third year with the addition of a garage to a completed home. Discussion followed.

Firewise Committee:

1. The last three residence address signs were picked up completing the project.

Water System & Property Manager Report:

1. Pete's accountability report for May:
 - a. BOD meetings/communications
 - b. Oesterle communications (CM-31) about water adequacy, connection and start up
 - c. Weed whacking CM-1, CM-19, and well head protection zones
 - d. Mouse traps, spray foam, varmint proof container, and clean at CM-19
 - e. More files and maps handed off to Steve Krause, PM/WSM trainee
 - f. Water Use Efficiency Report (WUE)
 - g. Consumer Confidence Report (CCR)
 - h. Leak detection coordination (estimate, scheduling, cost share – all TBD by BOD)
 - i. Positive coliform hit on 6/15/17 sample, rectified with negatives in all 5 repeat samples
 - j. Chlorinator adjustments, cleaning, and calibration while manually chlorinating
 - i. Situation appearing improving/resolved by month's end
 - k. Annual membership meeting
 - i. Goals for WUE ratified

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1. Coordination with Plumber Ken on reservoir room improvements
 - i. 4" distribution line gate valve repair/replace, pressure tank upsizing, reservoir monitoring system
 - m. Routine reports, communications, system checks, member contacts
2. Steve's accountability report for May:
 - a. Last day of class on the 1st
 - b. Daily chlorine level testing
 - c. Daily irrigation ditch monitoring
 - d. Weed wack'n and mowing around the Cottonwood pump-house, wellheads, irrigation ditch and reservoir
 - e. Mouse traps, spray foam, varmint proof container, and clean at CM-19
 - f. Working on the Consumer confidence report as well as the Water efficiency report
 - g. Positive coliform hit on 6/15/17 sample, rectified with negatives in all 5 repeat samples
 - h. Chlorinator adjustments, cleaning, and calibration while manually chlorinating
 - i. Additional coliform testing and delivering samples
 - j. Picking up sample kits
 - k. Coordination with Plumber Ken on reservoir room improvements
 - l. BOD meeting
 - m. Association meeting
3. Pete will contact Utility Services to schedule a leak detection review of the water system. The anticipated cost is \$1500 - \$2000.
4. Reservoir room improvements include:
 - a. Main gate valve replacement
 - b. Galvanized to copper pipe replacement
 - c. Addition of an elevated water sampling tap
 - d. Pressure tank replacement and upsizing
 - e. Addition of a reservoir level sensing and notification application
 - f. Cost estimates are expected by the end of the week
5. The board approved a 3 day Water Distribution Specialist review class for Steve in August.
6. The chlorinator pump continues to be inconsistent. Steve is manually adding chlorine as necessary.
7. Dead trees below L Fork Wolf Creek Rd require removal. Steve will contact the county to determine if the trees are on the county right-of-way easement.

The next meeting will be held at the home of Paul & Jacque Smith, 16 Left Fork Wolf Creek Road on August 1, 2017 at 10 AM.

The meeting was adjourned at 11:27 AM.

Respectfully submitted,
Dick Nova, Secretary