

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

February 6, 2017 at the office of Ryan & Kuehler, 1112 State Route 20

Called to order at 3:01 PM by President, Paul Smith, presiding.

Attending:

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

Water System & Property Manager in Training: Steve Krause

Member: Jan Erickson

Firewise Committee:

1. Jan Erickson provided a committee update.
2. As a recognized Firewise Community we are dedicated to an annual related event. The committee plans to organize a work party to trim, gather, collect, and chip brush and limbs on owner and association properties. Date is TBD. A Firewise grant application will be submitted to help pay for a wood chipper, truck and potential crew/operator. Support from the Board was requested and approved.
3. The subject of the recommendation for reflective address signs was raised. The cost is \$15 per sign. Following discussion, the Board approved procurement for all residences currently without signs. In addition it was approved to reimburse (via a dues credit) all owners with existing, adequate signage. The committee will draft a message to be sent to members.
 - a. It was previously estimated that 25 to 30 signs are needed.
 - b. These signs can be ordered from the Winthrop Firefighters Association: <http://www.winthropfirefighters.org/address-sign-pdf.html>
 - c. Signs should be mounted as to be visible above the snow line.
 - d. The Architectural Committee checklist should be reviewed with respect to address sign requirements.
4. Bill Bley suggested that the New Construction page of the association website and/or the Architectural Committee Checklist could reference the Firewise organization website for information.

Secretary Report:

1. Minutes of the January Board Meeting were approved with one edit as requested.

Water System & Property Manager Report:

1. Pete Soderquist reported the following activity information prior to the meeting.
 - a. Increased system facilities checks/shoveling during cold snap of -0° F.
 - b. Provided freeze up assistance/service connection location turn off/on to plumbers.
 - c. Communicated with Okanogan County Planning regarding water availability/water right documentation.

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- d. Supported sales tax audit of WCPOA.
 - e. Coordinated chlorination monitoring and repair/replace with Beaver Creek Well Services. A new chlorinator pump is being mounted in a new location in the reservoir room.
 - f. Adjusted the Pressure Reduction Valve in CM-19.
 - g. Updated the Small Water System Management Plan: filing, maps, diagrams, system improvements, sampling reports.
2. The most recent coliform sample was analyzed and found negative.
 3. There have been 6 snow plowings since December 20th, which is in-line with the current budget.
 4. The No Spray Agreement for our Wellhead Protection Zones with Okanogan County, requiring us to manage the vegetation rather than having them spray herbicides, was approved for renewal.
 5. The fish screen maintenance agreement with Washington Department of Fish and Wildlife for them to perform maintenance, typically costing us a few hundred dollars, not to exceed \$800, was approved.

President's Report:

1. Paul Smith is working on and plans to send out an updated membership directory in the near future.

Treasurer Report:

1. The next report will be provided in April following the first quarter of 2017.

Web Site:

1. No activity to report.

Architectural Committee:

1. Jim Segaar is planning to begin build a residence on CM-18 later this year. Bob Rhode sent him the Architectural Checklist. Plans will be reviewed when received.
2. Indications are that construction is anticipated at CM-31 as well as CM-8 in the near future.

The next meeting will be held at the home of Paul & Jacque Smith, 16 Left Fork Wolf Creek Road on March 8, 2017 at 3 PM.

The meeting was adjourned at 4:20 PM.

Respectfully submitted,
Dick Nova, Secretary