

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

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March 13, 2018 at the home of Paul & Jacque Smith, 16 Left Fork Wolf Creek Road

*Note: No meeting was held in February 2018*

Called to order at 9:08 AM by President, Paul Smith, presiding.

Attending:

Directors: Paul Smith, Bill Bley, and Dick Nova

## **Secretary Report:**

1. Minutes of the January Board Meeting were approved as written.
2. Minutes of the January Special Budget Meeting were approved as written.

## **Treasurer Report:**

1. The 2017 year-end budget report was presented.
  - a. We were over on income due to two unbudgeted water meter connection fees.
  - b. Expenses were under budget primarily due to lower than expected road maintenance charges as well as water system capital improvements that were delayed to the spring.
  - c. The net result are total reserves of \$73,407 vs. \$52,742 budgeted.
2. Bill will be on vacation mid-April to June. Jillian, our bookkeeper, will collect mail and notify Paul of invoices. Paul will coordinate payroll.
3. The Wolf Creek fish screen maintenance contract was renewed with WSDFW. A letter was also received from the Yakima Indian Nation regarding the maintenance of the fish screen. Paul will follow-up with Pete and Steve.

## **President's Report:**

1. The addition of Goshawk Lane changes the access to some lots via an association maintained road. An affected owner has been notified that their maintenance fee will consequently increase.
2. Contact information for OCEC has been changed from Pete to Steve.
3. Paul has drafted a letter to state participants in the December 4<sup>th</sup> conference call to discuss water system improvements funding. Since it became apparent that funding possibilities were extremely dismal he felt appropriate feedback was warranted. The board members will review the draft.
4. Since there have been a number of amendments subsequent to the recorded 2013 CC&Rs, Claus contacted Paul to ask if they should be consolidated in a new recording. The amendments are posted on the website. Consolidation will be pursued following additional amendments Bob is drafting pertinent to Architectural Committee procedures.
5. As noted below, three bids have been received for road dust abatement. Dick raised the question of what the road impact will be from the logging expected on Virginian Ridge. Paul will ask Steve to follow-up with the county.
6. Also as noted below, Backflows NW will be performing testing again this year. Paul will ask Steve to communicate to the affected homeowners.

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7. April spring water meter reading notification will be sent when the date is determined.

### **Water System & Property Manager Report:**

1. Three bids were received for dust abatement.
  - a. Roadwise indicates it should be the same as 2017, including two coats, three in places. It would not include a water truck. Roadwise performed the maintenance in coop with the county last year.
  - b. Cascade is one coat, two in the intersections, water truck and an additional \$400 for Goshawk Ln.
  - c. Palm is the most expensive.
  - d. None include any grading if necessary.
2. Backflows NW will be doing backflow assembly testing mid-May. Participants will be notified. It's still \$35 per assembly, no tax. If it fails, they will open and clean. If it still fails, Backflows NW would like pre-approval up to \$150 for parts and repairs so repairs can be made at that time to save a trip. They will give a quote if more is needed.
3. April water meter reading date TBD.
4. The fish screen contract has been renewed with WSDFW.
5. Weed kill has been scheduled for as soon as the snow is gone, give or take.
6. No spray with the County has been renewed for the stretch of road approaching and passing CM entrance.
7. Reservoir Tank cleaning and inspection scheduled for Saturday, March 31<sup>st</sup>.
8. Still waiting for word on dates for the reservoir/pump monitoring project and the expansion tank project.
9. The generator battery wouldn't hold a charge and needed to be replaced. Steve will manually exercise the generator an additional time for a total of twice a week to maintain the battery.
10. Cross connection surveys are still needed for the most recent water hookups: Oesterle, Chapman and Seegar
11. Steve's accountability report for January:
  - a. Chlorine testing
  - b. Coliform testing and delivery
  - c. Monitor facilities
  - d. Monitor road maintenance
  - e. Shovel snow at facilities
  - f. E-mails, phone calls
  - g. Calls into Liquivision (tank inspection and cleaning), Preferred plumbing(expansion tanks) and Branom instruments( reservoir/pump monitoring project )re: spring projects
12. Steve's accountability report for February:
  - a. Chlorine testing
  - b. Coliform testing and delivery
  - c. Monitor facilities
  - d. Monitor road maintenance

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- e. Shovel snow at facilities
- f. E-mails, phone calls
- g. Replace generator battery

**Web Site:**

- 1. No report.

**Architectural Committee:**

- 1. No report.

**Good of the Order:**

- 1. No report.

The next meeting is TBD. Paul will send an email to the board requesting availability.

The meeting was adjourned at 10:38 AM.

Respectfully submitted,  
Dick Nova, Secretary