

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

October 11, 2016 at home of Paul & Jacque Smith, 16 Left Fork Wolf Creek Road

Called to order at 7:09 PM by President, Paul Smith, presiding.

Attending:

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

Absent: Mark Ryan

Water System & Property Manager: Pete Soderquist.

Secretary Report:

1. Minutes of the September Board Meeting were discussed.
 - a. Summary comments regarding Long Term Water Projects will be clarified.
 - b. Minutes were approved with revisions.
2. Three mailings were sent to those members requesting USPS vs email: group text messaging; target shooting in the association; property and water system manager position opening; and water meter reading and vault preparation.

Treasurer Report:

1. Financial reports were circulated prior to meeting. There were no questions and they were approved as circulated.
2. 2017 budget planning:
 - a. Bill will distribute preliminary information.
 - b. Bill, Paul, and Bob will meet and compile budget proposal.
 - c. Target date for review and approval will be at the next board meeting.

Water System & Property Manager Report:

1. An estimate request has been sent to Beaver Creek Well Services regarding installation of a water system monitoring service.
2. Breaker reset for the booster pumps at the reservoir was clarified. Both breakers must be closed for either pump to be powered.
3. Pete determined that there are no leaks, only condensation, in the newly installed vault in Green Meadows. The lids have been insulated. Reseeding was completed in the area.
4. Insulation will be added to the reservoir door.
5. There has been no response to date from the lab on the repeat sampling for chloromethane.
6. The addition of chlorine at the reservoir remains a challenge to stabilize.
7. Oil and filter were changed on the generator at well 3.
8. The booster pumps at the reservoir were greased.
9. The hazard tree limbs on Sundance Lane were removed. Pete indicated that the contractor, Aaron Boley, did an excellent job.
10. Ed Thomas will request a quote for dead tree removal below Left Fork Wolf Creek Road on Green Meadows 29.
11. Water meter reading is planned for October 17th & 18th.

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President's Report:

1. Water supply for upper Green Meadows and Virginia Hills during a power outage:
 - a. Paul drafted a letter proposal directed to residents currently receiving water sourced by the booster pumps at the reservoir. Pete had provided feedback on the proposal. Following discussion, Paul was going to edit the letter.
 - b. A related, potentially alternate idea was raised by Pete, which is to increase the size of the pressure tanks associated with the booster pumps and distribution lines. In addition to taking burden off of the pumps that have significant run time this could potentially provide some amount of additional water to the residents. Pete was given the approval to explore the idea.
2. Water System & Property Manager replacement:
 - a. Paul's draft for a newspaper ad was discussed. Minor edits were proposed. Paul will update the ad and proceed with posting.
 - b. The hourly/monthly rate for a new candidate was discussed.
 - c. Pete reiterated that he is willing to continue the administrative portion of the job as needed.
3. Operational glitches for the group texting procedure are thought to be resolved. However, two of the board members present need to confirm whether they had received the trial text message.
4. The notification regarding target shooting is to be posted on the website. Note: It was confirmed after the meeting that a link to the notification is on the site home page.
5. Firewise Committee:
 - a. The association was formally approved to be a Firewise Community.
 - b. The committee is discussing projects.

Web Site:

1. No activity to report.

Architectural Committee:

1. No activity to report.

Adjourned at 8:38 PM.

There will be no meeting in November due to calendar conflicts.

Next meeting will be at Paul Smith's home, 16 Left Fork Wolf Creek Road, December 6th at 7 PM.

Respectfully submitted,
Dick Nova, Secretary