

**Minutes of Annual General Meeting of  
Wolf Creek Property Owners Association**

25 June 2016

4PM

Winthrop Ice Rink

Call to order at 4:06 PM by Paul Smith president of the Board of Directors of WCPOA, presiding.

Introduction of members present (20)

Introduction of Kirsten Cook from the Okanogan Conservation District who gave a presentation about their Firewise Program. Her presentation included slides and video explaining fire risks and suggested plan of action for homeowners to help protect their homes and render structures and surrounding landscape more defensible. Information and links to specific details are available on the WCPOA (the Association) website.

The Board of Directors of the Association has decided to pursue becoming a Firewise Community and is in the process of attaining this status. Members were encouraged to sign up for free home evaluations done by the Conservation District and to consider volunteering to serve on the Association's Firewise Committee.

**Secretary:**

Bob Wilson was asked to give a brief, verbal review of last year's general meeting minutes. There were no questions and the minutes were approved as posted on the Association website.

**Treasurer:**

Debra Hofmann gave a brief overview of the income and expenses for the year to date and those anticipated for the remainder of the year. The Association is currently in

sound financial condition but members need to be cognizant of significant anticipated capital expenditures for improvements to our water system. Financial reports are posted on the Association's web site monthly.

**New Business:**

1. Paul Smith briefly reviewed the proposed changes to sections 8.5, 8.6 & 12.9 of the CC&Rs. These had been circulated to the entire membership prior to this meeting. There were no questions and members were reminded to complete their ballots prior to the end of the meeting and submit them for tally prior to leaving.
2. Election of Directors: Bill Bley, incumbent, is the only name on the ballot; he has agreed to seek a second term. There were no nominations from the floor.
3. Paul Smith on the state of the Association:
  - a. The Board decided on a By-Laws change from 7 to 5 directors because of the inability to find anyone other than Bill Bley to volunteer to serve on the Board. There were three positions coming open this summer.
  - b. The Board has responded to the need to hire an accounting firm to accomplish the day to day financial activities of the Association. This is precipitated by the departure of Debra Hofmann from the Board and no other qualified members willing to take on these duties.
  - c. A conflict of interest statement has been recently included in the By-Laws.

**Property & Water System Manager's Report, Pete Soderquist**

1. The Association's water system has been classified as Group A for the past 10 years. This requires working with the state and county Departments of Health to assure that a dependable, clean water supply is available to all members at all times. The fact that this continues to be the case is documented in the 2015

Consumer Confidence Report which will be circulated to all members and will be posted to the Association web site.

2. The Water Use Efficiency Report is on an April to April basis to coincide with meter readings. The optimism of last year that our system losses would be approaching 15% after last summer's repair work has not been borne out. The most recent data from the April 2016 meter readings suggest a system loss in the neighborhood of 33%. This may not all be leakage from the system as there may be inaccuracies in meters and other difficulties with accurate measurement due to use of drip lines for instance. The Board is considering the use of helium leak detection technology as the use of listening techniques in the past have not resulted in acceptable loss rates and leak detection remains problematic. The WUE report will be posted to the Association web site.
3. The Board is working with Pete to identify and train a backup water system manager. The goal is to complete training and certification over the next year at which time the "trainee" would become the Water System Manager and Pete would assume the backup role.

### **Good of the Order:**

Two members had questions concerning:

1. Tree removal in the Sundance Lane cul-de-sac. They will review the situation on site with Pete in the near future.
2. Discharge of firearms within the Association boundaries.
  - a. They had recently sent an email to the Board after hearing such in their area.
  - b. Having consulted the CC&Rs they found that this issue was not dealt with as well as the issue of permissibility of hunting within the Associations boundaries.
  - c. They were assured that the Board will be considering these issues and possible solutions in the near future.

There being no further business to come before the quorum it was moved, seconded and approved that the meeting be adjourned.

Respectfully submitted,  
Robert M. Wilson, secretary

These minutes were approved by the  
membership at the June 24, 2017  
Annual General Meeting