

Approved minutes of WCPOA Board of Directors Meeting

Jan 10, 2017 at the office of Mark Ryan

Called to order at 7:10 PM by President Paul Smith.

Attending: Paul Smith, Bill Bley, Mark Ryan and Water Manager, Pete Soderquist. Absent: Dick Nova and Bob Rohde

Minutes of the Dec. 6, 2017 were approved without change.

Presidents Report:

1. Paul Smith asked if there were any questions or comments on the two letters sent to members: Budget cover letter and introduction of Steve Krause. Both met approval.
2. Paul had a brief discussion with one of the co/owners of CM18, Jim Ginn. He used the new fact sheet to gather all contact data, confirm access knowledge to our web site and email etc. The fact sheet will be put into regular use.

Treasurer's Report:

1. Bill Bley reminded that customary financial reports would be made to the BOD on a quarterly basis, the next one coming in April 2017. Bill, however, will alert the BOD of any non-customary transactions or issues that arise at the monthly meeting.

Water System & Property Manager Report:

1. Pete discussed with the BOD considerations for including new trainee Steve Krause in needed certification courses.
2. Still working with the chlorinator to achieve the correct concentration.
3. This is the time that all records for our water system and reporting are brought up to date.
4. Pete has been working with our bookkeeper to clarify his compensation with regards to tax reporting.
5. New members had questions concerning water hook ups in light of the county's new requirements for building permits. Pete forwarded them certain water rights records that should satisfy their needs.
6. Pete was called to the residence of a part time resident whose pipes had all frozen and broke. The meter was frozen also, which he defrosted and turned off so repairs could be made.

Architectural Committee Report:

1. Bill Bly offered that he will be working with Bob Rohde to be sure new owners receive all the guidelines for building.

Web Site Manager:

Mark Ryan advised that he is working on getting the posting of minutes and correct documents completed. Mark asked the board and Pete, to alert him if they see something that needs corrected. Pete acknowledged that Mark correctly posted documents supplied by Pete.

Old Business:

The Board was to consider the recommendations made by the Firewise Committee at the last meeting but tabled it to our next meeting where there should be a full board in attendance.

New Business:

Paul brought up meeting dates, Mondays or Tuesdays? For now the Board will stay with Tuesdays, generally the second Tuesday, unless there was a conflict.

Next Meeting:

Monday Feb 6 @ 3 PM at the office of Mark Ryan.

Meeting was adjourned at 8:35 PM

Prepared by Paul Smith, President
In the absence of Secretary, Dick Nova