

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

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January 10, 2018 at the office of Ryan & Kuehler, 1112 State Route 20 in Winthrop

Called to order at 2:03 PM by President, Paul Smith, presiding.

Attending:

Directors: Paul Smith, Bob Rohde (remotely), Claus Giloi, Bill Bley, and  
Dick Nova

Water System & Property Manager: Steve Krause

## **Secretary Report:**

1. Minutes of the December Board Meeting were approved as written.
2. Dick mailed the January 2018 budget approval meeting announcement to 12 association members that continue to request USPS mailing.

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

1. The low battery warning light was noted at the well pump backup generator. Steve started the generator to charge the battery and will look into adding a battery tender charger. He will also check the battery date. It is noted that the generator performs an auto-exercise/start weekly.
2. The chlorinator continues to be temperamentally up and down. One complaint was received this month of too much chlorine in the water. The chlorinator is only 1 year old. Steve will review in the spring to determine if there is a better system.
3. Steve was asked about spring projects and lead times/notifications to suppliers and contractors. He will plan on at least a month heads-up.
4. A ride-along with the snow plow driver was conducted. The driver is aware of member concerns regarding accumulation areas for excess plowed snow.
5. Steve's accountability report for December:
  - a. Fill potholes with Paul (end of Nov.)
  - b. Conference call with State
  - c. Chlorine testing and adjustments
  - d. Coliform test and delivery
  - e. Investigate continuing education
  - f. Communication with Cascade Concrete re: snow plowing
  - g. Ride along with Bill of Cascade Concrete
  - h. Inspect facilities, check temp.
  - i. BOD meeting
  - j. Shovel snow at facilities
6. Pete's accountability report for December:
  - a. Chlorinator monitoring/recording/adjustment
  - b. Funding conference call w/DOH, et.al.
  - c. Segaar/Ginn communications re. thermal expansion and Cross Connection Control
  - d. Generator warning light troubleshoot, reset, restart
  - e. Snow management around facilities
  - f. Snow plowing coordination, inspection, review

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### **Treasurer Report:**

1. The 2017 year-end financial report will be completed by the end of the month.
2. Bill requested that Steve & Pete coordinate prior to submitting monthly days worked so there is no overlap.
3. The question of whether the Rainy Day Fund should be placed in a separate savings account was discussed. Since there is no significant interest advantage and since the fund is to be available as needed per decision by the BOD, it was agreed to leave the funds in the checking account.

### **President's Report:**

1. A letter to state officials involved in the December water system improvements teleconference as to why we were not informed previously about the dismal possibility of state funding is in work.
2. Email was sent to those members who had purchased address signs indicating they could reduce the annual maintenance dues by \$15 as previously agreed. One credit is still due and Bob will send Bill the owner contact information.
3. Lot 21 in Green Meadows was sold. Member records and maintenance billing has been updated.
4. Attendance at the party on January 18<sup>th</sup> to honor Pete Soderquist for his service to the association is expected to be around 30 people. A gift was considered and approved.

### **Web Site:**

1. No report.

### **Architectural Committee:**

1. No report.

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

1. No report.

The next meeting will be held at the home of Paul & Jacque Smith, 16 Left Fork Wolf Creek Road on February 8, 2018 at 2:00 PM.

The meeting was adjourned at 2:40 PM.

Respectfully submitted,  
Dick Nova, Secretary