

## **APPROVED MINUTES OF 2017 ANNUAL MEETING OF MEMBERS WOLF CREEK PROPERTY OWNERS ASSOCIATION**

The annual meeting of the members of Wolf Creek Property Owners Association (the “Association”) was held at the Winthrop Ice Rink in Winthrop, WA on Saturday, June 24, 2017 at 4:00 p.m.

President, Paul Smith called the meeting to order and stated that a quorum of the members was present in person, or by proxy.

The members present then introduced themselves.

Dottie Wilson gave a report from the Firewise Committee. Dottie, Jan Erickson, Betsy and Mike McPhaden, Pat Karman and Bob Rhode are members of the Firewise Committee. The Committee submitted an application to the Okanogan Conservation District for approval as a Firewise Community. The application was approved and the Association is now designated as a Firewise Community. As an annual requirement, a Firewise Community must complete one project per year within guidelines for either volunteer time or dollars spent. To meet the requirement, the Association agreed to provide 911 reflective address signs to the members and nineteen new signs were installed. The Committee submitted a grant application for a chipper however, the application was not approved. The Committee decided to focus on education, and Dotti stated that a “Ready, Set, Go” checklist is online. She suggested that folks be aware of burn bans, and members can sign up for local burn ban notifications at [www.waburnbans.net](http://www.waburnbans.net). Members are encouraged to sign up for free home evaluations done by the Conservation District and also make sure exit roads are well marked and clear. A big thanks was given to the Firewise Community for their efforts on behalf of the Association.

Paul Smith then discussed the Wolf Creek Trail project and stated that a walking trail near the creek was flagged. Using members who volunteer, each will be assigned a 100’ section – there are eleven sections. Members will be responsible to clear their sections and maintain the sections each year. If enough members step forward, the trail project will proceed.

Minutes of the 2016 general membership meeting were reviewed by the Directors and posted on the website several months ago. Since the minutes were available to the members for review prior to this meeting, the members approved the following motion, made by Bill Bley and seconded by Bob Rhode:

***RESOLVED, that reading of the 2016 general membership meeting minutes be dispensed with and the minutes are approved by the members.***

Next, Treasurer Bill Bley gave a Treasurer’s report. A first quarter Profit & Loss Budget was posted on the website and the Association is in good condition as anticipated in the budget. Quarterly budgets will continue to be posted on the website. Bill suggested that as of the end of the year, some expenses may be higher than anticipated as a result of the cross over to a new Property and Water Manager. There were no questions or comments on the financial report.

The next item of business was the introduction and election of Directors as noted on the ballots. There were no nominations from the floor. Upon a motion by Bill Bley and a second by Bob Rhode, the election of the following Directors were approved by the members:

Paul Smith, Dick Nova and Claus Giloi

Pete Soderquist, the Property and Water Manager then introduced Steve Krause as the new Property and Water Manager. Steve and Pete have been working together to insure that the transition is smooth for the Manager and the Association. Steve provided the following water report:

- The 2016 Consumer Confidence Report and summary of water quality is complete and posted on the website. Approximately 37 constituents are continuously sampled on a periodic basis as required by the state.
- The Water Use Efficiency Report shows the condition of the system leaks. The Association utilizes leak detection as needed and new pressure gauges were installed. There is currently a leak in the valve in Green Meadows.
- We need to review and/or change our goals for water efficiency every six years, according to the State. Current goals are to fix all system leaks within thirty days of discovery and to maintain our water distribution level and consumption in accordance with our water rights, which are 60 gallons per minute.
- Steve will be attending training sessions as needed to become certified as a Water Manager and to satisfy continuing education requirements to maintain his certification.

Steve then asked for questions. Bob Wilson asked if there was a water-use report online and also asked about the current percentage of water loss. The current percentage of water loss is approximately forty percent.

Pete will continue working with Steve during the next year and will be available to serve as Steve's back up.

Bill Bley offered a big "Thank You" to Pete for his work and efforts on behalf of the Association over the many years he served as Property and Water Manager, which was affirmed by the Board and present members!

Paul Smith noted that the current Board works well together and he thanked Mark Ryan for his services as a Board member. Mark was responsible for setting up and maintaining the current website for the Association.

Paul stated that looking forward to the next year, there are no major capital improvements on the horizon. A good job was done on road dust abatement and it seems to be holding up well.

Water rates will be monitored and reviewed to determine if they need to be adjusted for the next year. Bears are visiting and members should be aware of garbage and other attractants. A reminder to members to clean out their meter vaults so that the Water Manager does not need to.

Paul then asked for questions or comments from the floor:

- Doug Curtiss reaffirmed that they had seen bears the last several nights.
- Herb Wimberger talked about several dead trees abutting the Left Fork road going up to Virginia Hills. He is concerned that these could fall over the road causing an access problem. Paul stated that the Board would contact the County to determine who has the responsibility to remove the trees and will look into solutions.
- Bob Wilson is concerned about the high percentage of water loss and wondered if more leak detection efforts should be undertaken to locate any additional leaks.

There being no further business to come before the meeting, Bob Rhode moved and Bill Bley seconded, a motion that the meeting be adjourned, which was approved by the members.

s. Jacque Smith  
Jacque Smith, Acting Secretary

APPROVED:

s. Paul Smith  
Paul Smith, President