

Monthly Meeting of Board of Directors
Wolf Creek Property Owners Association
9 May 2016

Called to order by Paul Smith, President, presiding at 1905.

Attending:

Board of Directors: Hofmann, Bley, Nova, Rohde, Ryan, Smith, Wilson
Water & Property Manager: Pete Soderquist

Secretary:

Minutes of April Board meeting approved as circulated prior to meeting.

Treasurer:

1. Financial reports circulated prior to meeting, no questions.
2. Cost for valve work at Nova's split between Association and property owner; two valves, one on either side of the meter.

Water System & Property Manager:

1. Water meter readings:
 - a. Billing 6 property owners for time spent to clear meters for reading
 - b. Installed 13 vacuum breakers and billed accordingly
 - c. Steele (Patrick), Grimstead and Asa stated they did not receive email about clearing meters and installing back flow preventers.
2. 17 backflow preventers tested. Several required minor repair and one replaced; all left serviceable.
3. Water testing requirements will be changing due to regulatory revisions.
4. Ongoing chlorinator problems requiring hand chlorination of system.
5. Pete and Bill Bley will evaluate the Sundance cul-de-sac and bring recommendations to the Board for extent of work to be done. Fire District #6 representative stated that providing access for structure protection equipment (big truck) will require considerable road work.
6. Road maintenance estimates from Palm Construction and Cascade Concrete were reviewed. The following course of action was approved.
 - a. Dust abatement full width coverage at entrances to Green Meadows Dr. and Cottonwood Meadows Dr. (2), otherwise 10 ft. wide. "Entrances" include Green Meadows thru the "Y" at GM 25/26, Cottonwood past the pump house curve at one end and to curve beyond ski trail crossing (CW2) at the other end.
 - b. Double coat of dust abatement material at all three entrances.
 - c. Palm will do the necessary grading and repairs, Cascade will apply dust abatement material.

Web Site:

Only critical and recent documents will be transferred to the new web site. Mark Ryan will discuss mechanism of data transfer with Medicine Wheel.

Architecture Committee:

1. Repainting of Asa house:
 - a. Plan for top ½ to be “Artesian” and bottom ½ “Sage” approved by the Committee
 - b. Mr. Asa plans to have painting done by end of July.
 - c. Board will waive one year of maintenance fees upon completion.
2. Krause home: approved pre-rusted metal siding provided it has no sheen.
3. Will remind Januszewski and Oesterle (CW 30 & 31) about requirement to submit building plans to Committee for approval prior to beginning construction.

Water Committee:

1. Recommend Pete be authorized to spend up to \$1000.00 to ventilate control room at reservoir; to include repair of door frame; approved.
2. Leak repairs needing investigation: data associated with April 2016 meter readings suggest a 30% system loss.
 - a. Between wells in Cottonwood Meadows. Current meter readings suggest that there is probably not a leak in this area. Pete will continue to monitor.
 - b. Between GM 25/26 and reservoir: Will proceed with investigation and any needed repairs to include construction of a vault for access to various valves located in this area.
3. Discussion of duplex control logic system for communication between well pumps and the reservoir was broached. A wireless system would cost ~\$79K and an inter-pump timer control ~\$6K. The pros and cons of these controls need to be determined and discussed at some future date.
4. Discussion of “low” pressure zones of GM and VH and possible solutions is currently tabled.

Old Business:

1. Debra Hofmann, out going Board member, recommended the Board become more conversant with the Pace Engineering report of Oct. 2013 and its recommendations for improvements in the system in Cottonwood Meadows; this in view of recent and planned (two more homes) building in this area of the Association.
2. Proposed CC&R changes to be presented to the membership at next month’s Annual Meeting:
 - a. Section 12.9 concerning nightly rentals is approved by the Board as currently written.
 - b. Sections 8.5 & 8.6 concerning ownership of water connections at home sites will have some minor revisions made surrounding the subject of water shares mentioned therein.
3. Annual Meeting preparation
 - a. Paul is contacting the Ice Rink and the Winthrop Barn for a venue

- b. Need to determine time (4 or 5 PM perhaps) on Sat. 6/25.
- c. Need to update membership roster in preparation for mailings (email and USPS) to membership not later than 11 June.
- 4. Members potentially willing to seek Board positions:
 - a. Trudi Garing
 - b. Carol Johnson
 - c. Others have been contacted and have declined.
- 5. Debra Hofmann investigated potential costs to hire out book keeping after she leaves the Board this summer. Estimated cost is \$1200-\$1500 / yr. based on 20-25 hrs. at \$60/hr.

Good of the Order:

Next meeting will be on the **first** Monday, June 6th, 7PM at Paul Smith's.

Adjourned @ 2055hrs. to Executive Session to discuss Pete's Performance Evaluation and salary.

Respectfully submitted,
RM Wilson, Secretary