

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

November 21, 2020 – Meeting held remotely

Meeting called to order at 8:02 AM by President, Bob Rohde, presiding.

Attending:

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

Facilities Manager: Alan Sodell

Assistant Facilities Manager: Kris Borgias

Secretary Report:

1. Minutes of the October Board of Directors (BOD) Meeting were approved.

Facilities Manager Report:

1. Mike Pendergraft of Evergreen Rural sent a new tester to check calibration of the source and transmission water meters.
 - a. Unfortunately, the meter was not useful. It is designed for hard-wired permanent installation. Kris also questioned the accuracy of the meter since it requires transducers to be mounted on the pipe.
 - b. A portable meter would be needed. A rough cost estimate is \$1,000.
 - c. Alan & Kris investigated on their own and attempted to sync and compare the source meter readings to the reservoir transmission line meter, but were not successful. The meter in the vault at well #2 was difficult to read. A next step would be to shut off well #2 and compare just the well #3 meter to the reservoir meter.
 - d. Alan had done research and determined the meters should be good for 15-20 years but it was suggested that alternatively we could replace the meters to have more confidence in the readings.
 - e. It was decided that the cost of new meters should be checked and if appropriate purchased and replaced. Bob will call a local plumber, Russ Thomas, and ask him to get in contact with Alan.
 - f. Continuation on this effort is warranted since we need to decide whether or not to move forward with long-term loan inquiries for water system upgrades and improvements.
2. Reservoir cleaning and inspection was not conducted as planned.
 - a. The contractor, Liquid Vision, only provided 24-hour notice which was insufficient. The heavy concrete lid requires removal. In addition, electrical circuits must be disconnected.
 - b. The job will be rescheduled for the spring.
 - c. Paul suggested we could consider replacing the concrete lid with something lighter weight such as fiberglass.
3. Alan did not hear back from Saul Labanauskas of Brothers Fire LLC regarding removal of the dead trees leaning above L Fork Wolf Creek Rd. This job will likely be delayed now until spring.
4. The recent heavy snow created some challenges.
 - a. We normally wait until the snow stops to plow but in this instance it kept accumulating. In the meantime, Alan received a number of calls.

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- b. Our plowing service, Cascade Concrete, plowed and then had to come back again.
- c. In the future Alan will plan to send out a group text notice.
- 5. Paul reported on revisions to the property transfer procedure.
 - a. Since some title companies have not been following the procedure, as soon as we know of a pending sale the water meter will be read and an estimated cost per day will be calculated. This information will be provided to the title company.
 - b. In addition, a copy of the procedure will be sent to the members selling the property.
 - c. Also, Bill will inform Alan of any incoming checks received from title companies.
- 6. Alan's activity report for October:
 - a. Chlorine sampling
 - b. Coliform sampling
 - c. Source meter reading
 - d. Generator oil change
 - e. Recharged pressure tank in pumphouse
 - f. Meter readings and billing
 - g. Replaced water line in pumphouse to be able to see level in reservoir more clearly
 - h. Reset booster pump to Wimberger's due to overload error
 - i. Worked with Irrigation Technology to get input on recommended repairs and improvements in pump house
 - j. Installed new trail signs
 - k. Worked with Pennock Excavation on Funkhouser water connection

Treasurer Report:

- 1. Bill opened discussion on inputs for the 2021 operating budget.
 - a. Alan had previously provided a list of expected needs.
 - b. Plowing this year is projected at \$7K and this number will be used for next year.
 - c. The pumphouse at well #3 is in need of replacement.
 - i. Paul has talked to Dick Metler who will provide a design. He expects the cost to be no more than \$100/sq ft. Paul also talked to Rob Wells who will have a total cost estimate in about a week.
 - ii. A motion was made and approved to proceed if the cost is \leq \$20K.
 - iii. Paul will ask Rob Wells if he will take the lead on construction.
 - d. A new booster pump check valve is required in the reservoir room. \$2K will be budgeted for the replacement and related work. The booster pump will not be replaced.
 - e. \$5400 will be planned for one new water connection.
 - f. The bank has informed us that interest income will be lower.
 - g. Water system maintenance will be planned at \$6K.
 - h. Bill will send out a draft budget by the end of next week.

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Presidents Report:

1. Bob opened discussion on the temporary use of trailers, RVs and tents.
 - a. One proposal was to allow guests of current residents only to camp. A time limit ranging from 3 days to 2 weeks was offered. An additional comment was that the camping should be located as out of sight as possible.
 - b. Another suggestion was to take requests on a case by case basis.
 - c. In terms of members that have had guests camp during hunting season on a yearly basis it was stated that we have more of an issue today and there is a need for a consistent guideline to follow.
 - d. There have been numerous requests to camp on lots this year. Prospective buyers as well as owners prior to building construction have inquired. Another request was received just this week.
 - e. It was agreed that the subject would be continued at a subsequent meeting.

Architectural Committee:

1. No additional letter was sent to the member residing at 72 Cottonwood Drive (CM-2) for failure to complete appropriate screening of their solar panel array. A \$100/month fine will continue to accrue. A prior letter to the member indicated that the amount owed will be included with the yearly maintenance billing.
2. Modular walls and roof assembly for Fred Chapman and Eleonor Schneider at 7 Goshawk Lane (VH-11) was delayed until mid-January.
3. The \$3K new construction deposit received from Mark and Leslie Funkhouser at 2 Goshawk Lane (VH-18) will be deposited. Paul will inform them. Alan reported their water system connection has been completed.

Trails and Parks Committee:

1. Paul sent a message to members about preserving the roads and association trails. He included suggestions for minimizing pot holes when driving along with a request to stick to the designated walking trails and clean up after your dog.
2. Paul plans to change one Paul Smith Trail adopter since their section has not been maintained.

Website:

1. Claus noted that minutes of the June 2020 AGM were not available on the website. Dick will send the draft minutes to Claus for posting.

The next BOD meeting date and time was scheduled for December 29, 2020 at 9:00 AM.

Note: 14-day advance notice to the membership is required for the 2021 Budget Ratification Meeting to be held in January 2021.

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The meeting was adjourned at 9:00 AM.

Respectfully submitted,
Dick Nova, Secretary