

Wolf Park Homeowner's Association Board Meeting Minutes  
June 1, 2010

Board members present: Tony Martino (President), Frank Nosal (Treasurer), Leroy Kramer (Approving Authority), Marilyn Scherer (Secretary), Roger Parsons, Bob Simonton and Jerry Horton.

The meeting was called to order by Tony Martino, President, at 6:30 p.m.

**New Business:**

1. Rental properties. Some property owners have rented their homes, or have rented in the past, which is not intended under the Covenants. There was discussion on the need to clarify the covenants to clearly define property use. Motion was made, seconded and passed to have our attorney write an amendment to clarify this issue, to be presented to homeowners for a vote.
2. Weed Problems. Tony stated that CTS from Florence will spray the weeds along Fenris and the banks of the properties that back up to Forge Road and the detention pond early next week. Letters have been sent to property owners who have not controlled their weeds (Dang and Ricord, giving them 30 days to remove the weeds. It was recommended that another letter be sent, and if no response, then the HOA will spray the weeds and bill the property owners.
3. Drainage problems. Properties that do not have ditches for draining water are causing problems for homeowners below them. Board members will do a walk-through of the subdivision to identify drainage problems, and also weed problems. Tony will contact Ken Hersch of Avalanche, who did the work when the subdivision was built, for assistance.
4. Trash Service. A suggestion was made at the annual meeting that contact be made with the local trash companies to see if we could get a group rate if one company served the entire subdivision, and also to cut down on heavy truck traffic on our streets. Currently three trash companies are making pickups on various days of the week. It was recommended that a committee be formed to contact the trash companies.
5. Street Cracking. Tony has contacted the city with regard to the cracks developing in our streets and his calls have not been returned. Mark will be asked to follow through.
6. Dead end street sign on Savage Loop. The suggestion was made have the present sign moved closer to Wolf Cub Trail to warn motorists in time to avoid the dead end street. Also, possibly one more sign be installed. The city will be contacted regarding the signs, as they must do it.
7. Parking. A number of boats, trailers and RVs are parked on properties, extending beyond the front edge of the houses, which is in violation of the covenants. The Board will do a walk-through to identify these properties, and owners will be notified of this violation,
8. Approving Authority. Leroy stated that solar panels and other energy saving devices are being installed, and the approving authority has not been notified of any of these installations. He asked that notice of installation of energy saving devices be sent to him for the HOA's files, even though approval is not necessary since it is a mandate of the State.
9. Mailing. Frank suggested that a newsletter be written and sent to property owners, along with a copy of the minutes of the annual meeting. He offered to see that it is done.

The meeting adjourned at 7:30 p.m.

Submitted by  
Marilyn Scherer, WPHA Secretary