

WOLF CREEK RESORT MASTER ASSOCIATION, Inc

MINUTES for BOARD MEETING (draft)

Meeting July 15, 2014 4pm Mountain Time

Trappers Ridge Clubhouse

Present: Board Members and Member Representatives (MR): Trappers Ridge – Russ Watts – Declarant/ MR; Highlands – Miranda Menzies (President Highlands HOA/ MR); Fairways - Jeb Bittner appointed MR (by phone); The Retreat and Powder Canyon - John Lewis – Declarant/MR; At Large Resident – Neil Drew; At Large Resident – Ryan Carlson; At Large Resident – Volker Neuwirth.

Absent: Board Member: None.

Residents – Joe and Betsy Jennings, George Muller, Jan Fullmer, David Suehsdorf, Janet Muir, Kent Russell, Jim Osborn, Meg and Lou Costanzo, Bonnie Driggers, George and Bonnie Watts.

The meeting was called to order at 4:45 PM.

AGENDA ITEMS

1. Administrative Items:

- a. The draft minutes for the Organizational Meeting held 04/08/14 were reviewed and accepted as presented. Motion by Russ Watts with second by Ryan Carlson and approved by board.
- b. Prior to the approval of the minutes John Lewis asked if he could make an announcement. He told the gathering that he is in escrow for the purchase of the Wolf Creek Golf Course along with most of the other land currently owned by the KRK group. John expressed hope that we can now begin to mend fences that have resulted from previous encounters between KRK and the general population of Wolf Creek Resort. He went on to give a brief overview of his vision for development of the property in the long term, stressing that community input will be very important to the planning process. Some discussion and dialog with residents who were present followed ending with assurance from John that community input will be a part of the future planning.
- c. Review of Q 1 2013 Financial Statements and Compilation Report by Christensen, Palmer & Ambrose. Miranda noted major expenses: legal at ~\$42,000 over the past 18 months. (this figure was questioned and will be clarified as it seemed to

high) She also pointed out that we currently have a cash balance of \$94,257 on hand. A short discussion of the large legal costs followed and concluded with the hope that with the acquisition of the KRK property, by John, there will be a willingness on his part to work with the MHOA for future development. It was moved, by Mr. Watts, and seconded, by Mr. Drew, and approved.

2. Design Review Board – report on activity – Russ/Ryan.
 - a. Master Land Use Plan update followed. It was reported that the Master Plan will move forward with the GEM committee working hard gathering input from stake holders. Jan Fullmer reported that a good amount of neighborhood input has been coming in so far.
 - b. Committee report on the wrap up on the Mariani residence and review of how The Retreat is being handled. Mr. Watts reported that the Mariani residence is in good shape and will be finished soon. John reported that home owners in The Retreat will be required to hire different architects than those used by the Design Review Board. In addition, he reiterated that he is NOT a member of the DRB. Russ Watts reported that the DRB is ready to take applications from home owners.
3. Report from the legal committee – Jeb/Miranda – None given beyond what was covered under the financial report.

NEW BUSINESS

1. Jan Fullmer addressed the board with a list of questions. Also, she asked if the questions and answers from the December meeting could be included in the minutes. Please find, attached both sets of Questions and answers.
2. The meeting adjourned at 5:45 pm. The next meeting is tentatively scheduled for October 14, 2014 at 4:30pm, to be held at either the Pineview Lodge or the maintenance center at the golf course.