

Wolf Creek Master HOA Board Meeting

Meeting Minutes

Meeting date: March 27, 2018

Meeting time: 3:00 PM MDT

Meeting place: Conference Room at Wolf Creek Resort Offices

Directors present: Miranda Menzies, Don Stefanik, John Lewis, Ryan Carlson (present via telephone), Russ Watts (present via telephone), Dennis King (present via telephone)

Directors absent: Melinda Rowland

Guests: Eric Householder, Planning and Development Director Wolf Creek Resort

The meeting was called to order at 3:06 PM by President Miranda Menzies.

Miranda discussed 4th quarter financials for the year 2017. \$1375 in A/R will become \$900 in April when we collect \$475 in long-standing debt upon closing of a Wolf Creek property. There are no corporate taxes due for the year 2017.

Don asked if quarterly financial reports and *related accounting expenses* were necessary given the HOA is a non-profit corporation. Miranda thought they were required by state law and governing documents. Russ also believes they are required by the CC&Rs. Don agreed to research the matter and will report his findings to the board. John Lewis made a motion that the 4thQ 2017 financials be approved. Don seconded. The motion carried unanimously.

John provided an update on the construction of the Golf Pro Shop. Drywall is complete and interior finishing is scheduled to be done in time for the June 1st Soft Opening and the June 16th Grand Opening. John announced the hiring of Luis Rodriguez as the Chef for the Clubhouse Bistro.

John Lewis announced his recent purchase of several small parcels within Wolf Creek Resort that were orphaned in the bankruptcy and subsequently bought by Summit. John intends to keep a couple of these parcels and transfer the remainder to the Trappers, Highlands and Elkhorn Homeowners Associations. Miranda and Don will work with their respective Boards and the county to accomplish these transfers as quickly and economically as possible.

Entitlements and Easements: Waiting for Howard Schmidt's attorney to work out an agreement to provide easements for trails and irrigation water storage pond.

John and Joe asked for support for their annual Wolf Creek Easter Egg Hunt in the form of a community-wide email distribution.

The meeting was adjourned at about 3:58 PM