

WOLF CREEK MASTER HOMEOWNERS ASSOCIATION

Minutes for BOARD Meeting April 22, 2015,

Board Members:

Trappers Ridge: Russ Watts (Declarant) (via phone); The Highlands Resident: Miranda Menzies – present; The Retreat / Powder Canyon: John Lewis (Declarant) – present; At Large Members: Ryan Carlson (via phone) At Large Resident: Melinda Roland stand in as secretary - present

Absent: Fairways Resident: Jeb Bittner; At Large Resident: Neil Drew

Residents in attendance: Bonnie Watts, Betsy Jennings, Bob Chase, Don Stefanik, (Trappers Ridge Property Manager); Eric Householder

AGENDA ITEMS

1. Administrative Items: Miranda convened opening of meeting at 4:15pm

- a. Minutes for the Board meeting January 8, 2015 were approved and posted. Melinda Roland made a motion, John Lewis seconded, motion passed.
- b. Rob Thomas visited to give us an update on the water situation and potential problems that may arise if we don't get adequate rainfall this spring. Our area was 38% of normal snow pack this season. Our major stream source of irrigation water (wolf Creek) is only 40% of normal. It is a bleak picture for the summer. They are monitoring it very closely and will keep communications open.

John Lewis, stated that even though their water source for the golf course is from treated reuse water they would be cutting back for the golf course as much as they can. In the Retreat and the Ridge they have cut back on and eliminated turf in many areas and put in water resistant plants.

As the season warms up it is likely everyone will be asked to cut back to their allocation for secondary water. There is an absolute ban on using culinary bibs for irrigation.

Miranda thanked Rob for coming to share with us.

- c. Review current financial condition – Review and approve Year End 2014 financial reports and 2015 quarterly figures.

Miranda listed the insurance renewal of \$625, \$348 tax preparation fee; Miranda also gave specific details on the previously deferred income which created a tax liability of \$248 (now paid); There is roughly \$60,000 available to run the organization which allows us not to require an assessment to owners at this time. There were no more questions on the financials. Russ proposed a motion to approve the 2014 and 1Q financials with Ryan seconding; motion passed unanimously.

2. Design Review Board – report on activity – Russ/Ryan/Melinda

Currently there are 2 lots under consideration, Hidden Oaks #6 and one in the Retreat. Russ indicated there had been no new construction applications submitted since last meeting. He stated that we needed to confirm that the house under construction is complying with the DRB guidelines and approved plans. We are waiting for them to ask for an inspection of work completed to date.

Eric Householder requested an updated copy of the application package, which Russ will send him. This summer there will be 4 or 5 probably for the Retreat. The Retreat homes will provide packages with plans and architects

reviews to the DRB. John Lewis is providing assurance that the houses will be built in accordance with the plans.

Miranda asked if anyone on the DRB had any questions and Melinda answered no.

Miranda asked that the DRB look into landscaping at Hidden Oaks #5 be inspected as there had been a complaint that it's a pile of dyers woad.

3. Update on Golf and Fitness Club and membership plans-John Lewis

On the May 1st there is soft opening on the Wolf Creek Resort Club. The whole upstairs of the golf maintenance building has been converted - it is 6000 sq ft. which is now divided into 2 large rooms. One is complete with wood floors for activities such as Pilates, yoga, etc. This room is also available to rent for family and community functions. The OVBA is scheduled to have an event here. The other room is designed for fitness with gym equipment and spin bikes. There is a childcare room too.

They have hired qualified instructors to insure great classes. The pricing for fitness club membership is \$49 for the family and \$39 for a single with all classes included with no extra charge. They will offer military discounts to our Service men and women. John is also considering if there could be special group pricing for HOAs.

This summer they will offer kids' movies outside near the Old Wolf Barn. Nine hole disc golf is also available.

Membership is open to everyone in the Ogden Valley.

4. Discussion of CCRs update to allow for electronic communication.

Miranda presented the issue on adding electronic communication to our CCR's. If we were to put together a change in the CCR's, her understanding is that we could vote on it at a board meeting, adding together the units of each development. If we have a clear 67% majority, we can change the CCR's and record it.

Previously, there were amendments put through that put in place a transfer fee equal to 3 times the annual assessment. Because at the moment we have a 0 annual assessment we also have a 0 transfer fee.

Russ thinks if we can communicate more quickly with our members we should go for that one first,. Melinda agreed. John added that he doesn't know anyone who is favor of a transfer fee and maybe putting them both up together for discussion would be smarter way to go. Miranda agreed and so did Russ. Miranda explains that would allow us later to put into place a nominal assessment, like \$5 a unit, that could be charged through the HOA's and wouldn't trigger a transfer assessment.

The interim MHOA board previously asked legal counsel *how do we change CCR's*. We were told that the HOA is not formed from lot owner membership, it is an HOA membership, so what we need is a vote of the member representatives from each of the HOA's that are a part of it. A suggestion was made to present this to the community and find out Lot owners opinions on making the electronic communication legal and abolishing the transfer fee.

Do you as a lot owner support the following motion to be voted on by the board at the next board meeting in July?

Should Wolf Creek MHOA 1) use email for communication and 2) abolish the transfer fee that is currently part of the CCRs?

We must make sure that everyone has had a chance to read the CCR's and understand what it is that we are voting on and then take a vote at our next board meeting (July __, 2015).

5. New business as may be identified by the Board.

John Lewis raised some questions: Should we as residents be concerned over the amount of money the water company is spending to defend themselves from the Summit stuff. Should we be concerned that our water rates will go up? Bob asked if the water companies are acting independently.

Miranda is on the Wolf Creek Water and Sewer Improvement District Board and said that there are a total of 20+ companies and people protesting Summit's well and the rest of the exchange application at Powder Mountain. The Ogden Valley water companies have hired legal counsel and hydrogeological experts. On the Cache County itself side there is the Wellsville East Water Company and Cache County itself. The Ogden Valley Protestants as a whole have spent over \$350,000 at this point, and the Wolf Creek District has spent \$70,000 so far. Her understanding is that the Wolf Creek District is not expecting to raise the water rates **unless** the State Engineer approves Summit's exchange application, since then we will lose some flow of irrigation water and therefore revenue. Other companies have already raised rates.

John Lewis asked if Miranda thinks the District will be evicted from the sewer plant land? Miranda stated that she thought the practicalities of evicting a water sewer treatment facility are very difficult, and they are trying to resolve the problem.

Russ is employed by Summit and had no update.

Meeting adjourned at 5:20pm

Pros and Cons for the question to lot owners:

Do you as a lot owner support the following motion to be voted on by the board at the next Wolf Creek MHOA board meeting in July? These changes would then be implemented by the Board.

Should Wolf Creek MHOA make changes to the Master Covenants, Conditions, and Restrictions (CCRs) to: 1) use email for communications to lot owners and 2) abolish the transfer fee that is currently part of the master CCRs?

Electronic Communication:

All formal and informal communications from the master HOA currently are required to go via USPS mail. In practice we have been delegating communication to each of the member HOAs, who each tend to use email.

Pros – use email	Cons – stay with regular mail
Reduce communication costs – each letter to lot owners currently costs \$500 plus unless email is used	Some people don't use email, or change their email address
The individual HOAs are already using email, so making this change would make the processes consistent	Mailing addresses, but not email addresses, can be obtained from the county property tax website
Using the member HOAs communication channels is the cheapest, simplest approach.	The MHOA would need to update its email database, or continue to use the member HOAs databases/processes

Transfer Fees:

Previously, there were amendments put through that put in place for real estate transfer within the MHOA lands a transfer fee equal to 3 times the annual assessment. The original plan was that this would represent a way for buyers of existing properties to buy in to common facilities. So far, no common facilities have been transferred into WCMHOA ownership, though this could happen in the future. Because at the moment we have a zero annual assessment we also have a zero transfer fee.

Pros - abolish transfer fee	Cons – keep transfer fee
Reduces complexity for title companies, and encourages real estate transactions	Reduces potential future revenue for the MHOA
This is a discouragement to establishing a nominal assessment for the WCMHOA (e.g. \$5/ unit/year), which will ultimately be needed	This is a discouragement to establishing a nominal assessment for the WCMHOA (e.g. \$5/ unit/year), which will ultimately be needed