

WOLF CREEK MASTER HOMEOWNERS ASSOCIATION

Annual Meeting December 29, 2015 4pm Mountain Time

MINUTES OF BOARD MEETING

Fairways Model Home, 4432 Sunrise Drive, Eden, UT 84310

Board Members:

Fairways Resident: Jeb Bittner – Excused

Trappers Ridge: Russ Watts (Declarant) – Present

The Highlands Resident: Miranda Menzies - Present

The Retreat / Powder Canyon: John Lewis (Declarant) - Present

At Large Resident: Ryan Carlson - Present

At Large Resident: Neil Drew - Present

At Large Resident: Melinda Roland – Present

Residents who signed in: Gary and Bonnie Haas, Bob and Pat Chase, Diane and Don Stefanik, Betsy Jennings, Barry Van, Richard Menzies, Jennifer Stix, Michael Strada, Joe Stunceyk, Kalie and Wayne Maurer

The meeting was called to order by President Menzies at 4:11PM.

AGENDA ITEMS

Introductions and highlights for the 2015 year were made by Miranda. She started by introducing the current board and thanked the out-going members, Neil and Jeb. Further, she reported that 2015 was a good year for Wolf Creek Resort. She noted that the purchase of the north end parcel, by John Lewis, from America First Credit Union marks a step forward for the future of this area. Lacking any further legal issues to resolve during the year, there is little to report and a huge reduction in potential expenses. Miranda reported that there would be no fees charged during the up-coming year, 2016, as we continue to operate on carry-over funds. The MHOA Board will continue to focus on the protection of property values in our neighborhoods.

1. Administrative Items:

- a. Minutes for the Board meeting October 26, 2015 have been previously approved and posted.
- b. Review current financial condition – Review and approve Third Quarter 2015 financial reports and 2016 budget. It was reported that there was minimal late fee income along with minimal expenses year to date. The budget for 2016 is posted on the web and was made available for review at the meeting. After short discussion, a motion was made, by Russ Watts to approve current financials along with the 2016 budget as presented. The motion was seconded by John Lewis and approved by all.

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

Most of the proposed plans under review are in the Retreat, which has its own DRB and guidelines that complies with the MHOA. There are two homes under the Master DRB which are completed and once the landscaping is finished they will get the deposits returned. In addition, there are no new plans currently under review by the Master DRB.

3. Election of Board of Directors (Four; at-large)
 - a. Miranda stated that voting is done by Member Representatives who represent each neighborhood and is based on the number of units in each one.
 - b. The candidates were as follow: John Lewis (current member), Don Stefanik (at-large Trappers Ridge), Ryan Carlson (current member), Gary Haas (at-large Retreat) and Bob Chase (at-large Trappers Ridge). Each new candidate introduced themselves and spoke briefly.
 - c. There were no nominations from the floor and the votes were cast by the Member Representatives of the member neighborhoods in accordance with the CCR's. The vote yielded this roster of members joining the board: John Lewis, Don Stefanik, Ryan Carlson and Gary Haas. Bob Chase was thanked for his interest and encouraged to stay involved.

4. Report on plans for the resort – commercial area and The Bridges. (John Lewis)

John reported that their goal is to get the resort back on track. He stated that membership at the Golf Course (public) is up, now with over 225 members at the Club. Their recent purchase of the Bridges from the America First Credit Union closes the book on the issue of declarant rights and allows the resort to move on and get rolling! His team continues to work through zoning issues that once clarified will allow for a small, inviting and connected commercial core. John's vision of interconnected trails and communities with this core was reported. As to The Bridges, his plan is for less density than in the original Master Plan by 40 to 50 units and 150 acres of open space out of the 250 acres total. A lake on the property will benefit the area and also help solve some water storage issues. Miranda stated that during the planning process John has been very open to suggestions and shares the vision of enhanced property values for all owners in Wolf Creek Resort.

Russ Watts also reported that the fact that the local developers working together will make the whole area better. Watts plans another 50 homes in Trappers Ridge and 60 in the Fairways. This means as many as 5 to 10 starts in 2016. His vision is to make a great resort better and create value.

5. New Business and Questions from the floor.

Melinda Roland asked about a second access road into the resort as there is no escape route in case of emergency. Several options were discussed including the eventual connection of the Fairways to the North Ogden Divide. On the other end, work is being done with a property owner for a route off of Elkhorn Drive. The board will focus on this issue in the coming year. Miranda reported that Ogden Pathways is also working out details of a path from the resort to the Valley Market. A question from the floor concerning the Summit water rights was addressed by Russ. He reported that Summit is challenged by water and at the same time all infrastructure is in place for their development, with 4 or 5 designs waiting to be built once the water issue is resolved. Miranda stated that Summit is working on resolution of these issues including with our water district. She stated that the Wolf Creek Water District is working on our behalf, not for Summit. This includes the sewer pond land purchase which is still being addressed and may end in court if necessary. The egress issue was raised again and the board reiterated that they will focus on it and work with the County to find resolution. It will be a priority.

6. Adjournment: The meeting was adjourned at 5:05 by motion from Neil and second from Russ.