

WOLF CREEK MASTER HOMEOWNERS ASSOCIATION

Meeting July 22, 2015 4pm Mountain Time

AGENDA for BOARD MEETING

**John Lewis's Office**

**3718 North Wolf Creek Drive, Eden**

Board Members:

Fairways Resident: Jeb Bittner – Present

Trappers Ridge: Russ Watts (Declarant) – By Phone

The Highlands Resident: Miranda Menzies - Present

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

At Large Resident: Ryan Carlson - Excused

At Large Resident: Neil Drew - Present

At Large Resident: Melinda Roland – Excused

Residents who signed in: Meg and Lou Costanzo, Jan and Gary Fullmer, Ken Camello, Jim Osborn, Bob Chase and Don Stefanik.

The meeting was called to order by President Menzies at 4:10PM.

AGENDA ITEMS

1. Administrative Items:
  - a. Minutes for the Board meeting April 22, 2015 have been previously approved. They were posted today and made available for review at the meeting.
  - b. Review current financial condition – Review and approve Second Quarter 2015 financial reports. After short discussion there was a motion, by Russ Watts to approve as presented and seconded by Neil Drew and approved by all.
2. Presentation of the proposed commercial corridor zoning for Wolf Creek – John Lewis and Eric Householder.

John and Eric gave a brief overview of “The Resort Core Zoning and Concept Development Plan” dated June 23, 2015. The presentation included current and proposed zoning maps, concept development plan along with village architecture concepts. The application text, drawings, maps and photographic concepts were displayed on the wall and also available in handout form during the discussion. John Lewis gave a brief overview stressing the idea of massing with small scale shopping, lodging, restaurants and gathering places which would include a community center. By keeping the scale at a smaller level the chance for businesses to succeed is greater during the slow months. In addition, the scale and design must work for local community

members, tourists and absentee owners alike. Eric discussed more details with the focus on cleaning up current zoning issues as outlined in the application text. This presentation will be given to the Ogden Valley Planning Commission meeting next Tuesday. The development plan is similar to the one which was approved back in 2006. Discussion followed revolving mainly around the golf driving range, the community center and the proposed parking lots. The purpose for the presentation was for information and no formal action was taken. John asked for support as they present the plan to various governing bodies and it was concluded that board members who attended these meetings could voice informal support. Jan Fullmer stated that this plan was consistent with what Weber county consultants are recommending for the Ogden Valley General Plan update. She also agreed to meet with Eric and review further detail which was outside the scope of this meeting. Though no formal action was taken there was consensus from the board that an email size presentation be sent out to all the neighborhoods within Wolf Creek for information purposes. The presentation was well received.

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

Having briefly lost connection to Russ, Miranda reported that there are two new applications for homes in the Retreat and that a Hidden Oaks home is under construction. Along with One home in Hidden Oaks appears to lack landscaping and the. The committee is following up on the landscaping progress.

4. Discussion of CCRs update to allow for electronic communication and the transfer fee.

- a. Miranda stated that electronic communication is covered in the bylaws. We will seek clarification rather than amendment. Response to the question of using emails came in with positive input from Trappers and Fairways. Jan Fulmer recommended that we get legal review. She asked if we have a return address for responses. Jeb stated that it is our role to serve notices and forward information and not answer individual questions or comments, that should be done by the neighborhood HOA's.
- b. Because our CCR's do not require the MHOA to have income, and allow for budgeting with prior year surplus, there is no immediate need to budget through annual assessment. The board is not compelled to support the transfer fee. It was reported that there is not support for the transfer fee among owners. The option of assessing a small fee to each of the HOA's instead of each individual home owner was floated. This would save billing and collection expense should we need to institute any fees in the future.

5. Lacking any new business, the meeting was adjourned at 5:30 PM