

WOLF CREEK RESORT MASTER ASSOCIATION, Inc

**MINUTES for BOARD MEETING**

Meeting January 8, 2015; 2pm Mountain Time

**John Lewis's Office**

**3718 North Wolf Creek Drive, Eden**

Present: Board Members and Member Representatives (MR): Trappers Ridge – Russ Watts – Declarant/ MR (by phone); 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 (by phone); At Large Resident – Melinda Roland.

Absent: Board Member: None.

Residents – There were no residents attending.

The meeting was called to order at 2:00 PM.

**AGENDA ITEMS**

1. Administrative Items:
  - a. The minutes for the Annual Meeting held 12/29/2014 were discussed and will be approved by email when a cleaned up draft is sent out.
  - b. Selection of Board Officers was discussed. After the current slate of officers agreed to serve for one more year the question was called. Miranda Menzies, President; John Lewis, Vice President; Russ Watts, Treasurer; Neil Drew, Secretary and Malinda Roland, DRB were named, and the motion was made by Ms. Roland with a second by Mr. Watts to select this group of officers. It was unanimously approved.
2. Insurance – renewal of policy was approved and the State Farm bill for \$625 was approved.
3. Selection/Appointment of Accountants. It was moved by Melinda that we continue our relationship with Christensen, Palmer & Ambrose (CPA) for our accounting services including, but not limited to, preparation of tax returns, quarterly financial statements and expense checks, for one more year. There was a second by Neil and approved by all. The payment of the current invoice for \$255.00 was also approved.

4. Design Review Board.

- a. Melinda Roland was appointed by the board to replace Volker Neuwirth on the DRB. This action was taken at the same time as the appointment of officers.
  - b. The board, by consensus, decided to notify Cirrus Properties, Inc. that we appreciate their response to the RFP but that we would not be using their services as proposed.
  - c. The board, consensus, tasked the DRB to meet and discuss the need and extent that Troy Herold, PLA might be used by the committee. They will bring forward a proposal.
  - d. It was noted that lot #5 of the Hidden Oaks has not completed their landscaping. The issue will be put on the agenda for the next DRB meeting.
  - e. "The Highlands at Wolf Creek Architecture Committee Certificate of Approval", form attached, was presented for discussion and adoption by Miranda. This form would streamline the approval process for the MHOA DRB. The form certifies that the guidelines for construction and lot development consistent with MHOA guidelines were followed. The consensus of the DRB committee members familiar with the form and Highland guidelines stated that it does that. John Lewis stated that he would like to adopt a form similar for the Retreat in order to streamline the approval process for 45 upcoming projects. It was stated that the Highlands form and any other brought forward must certify that guidelines equal to or better than MHOA standards were followed. It was moved that the Highlands form be approved as presented, by Melinda. A second by Ryan Carlson was followed by unanimous approval.
  - f. Neil asked if the minutes and other documentation from DRB meetings and actions are being archived somewhere as he is not doing so. Russ said that the documents are being archived at his offices. (Thank you Russ!)
5. Ryan asked about the Web site change-over which triggered a discussion of how this board should communicate ongoing. It seems that we are leaning toward electronic, email. This would require a change in the CC&Rs. This needs to be explored and acted on soon as we have received 25 emails with contact updates along with nearly the same amount in the form of letters. This data base needs to be setup or distributed to the

neighborhood HOAs as soon as possible before they get stale. How the board moves on this issue will have an impact on our decision about our web presence.

6. Miranda asked when, in April, is a good time for our next meeting. No one had any particular time so she will send out an email with a few options for review and decision.
7. The meeting was adjourned at 3:00 PM.