

WOLF CREEK RESORT MASTER ASSOCIATION, Inc

MINUTES for BOARD MEETING

2014 Annual Meeting December 29, 2014 4pm Mountain Time

Moose Hollow Clubhouse

Present: Board Members and Member Representatives (MR): Trappers Ridge – Russ Watts – Declarant/ MR; 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.

Absent: Board Member: At Large Resident – Volker Neuwirth.

Residents – Those that signed in included 23 residents from neighborhoods including The Fairways, Trappers Ridge and Highlands

The meeting was called to order at 4:12 PM.

AGENDA ITEMS

Prior to starting any business, Miranda Menzies, President, introduced all board members to the attendees. Also, the board excused Volker from the meeting as he was out of the country. In addition, she gave a brief overview of the 2014, as outlined in the letter sent to the property owners, along with an explanation of the election process for board members. Finally, she joined the board in thanking Volker Neuwirth for his efforts and contributions to the WCRMHOA, as he is not running for another term.

Thank you again Volker!

Questions from the floor will be addressed under new business.

1. Administrative Items:

- a. The review of 2014 Financial Statements by Christensen, Palmer & Ambrose, stated that there had been little change in the financials from the previous quarter. Miranda noted that the MHOA still has ~\$62,000 in the operating account, that the DRB is self sufficient and that the major expenses for 2014 went to legal with the expectation that Insurance and accounting will be our major expenses ongoing. Therefore it was deemed that there is no need for any assessments to property owners in 2015.

- b. Review of 2015 Budget which had been sent out to property owners prior to the meeting. The question of cost of trail maintenance came up and it was reported the each neighborhood takes care of trails on their property through their own HOA. Another question was asked if the \$34,000 in deferred revenue represented property owners who did not pay fees in the past. Unpaid fees do not represent the total, but efforts are being made to collect those which do and amount to approximately \$9000 owed by a total of 8 owners. Most of the delinquent home owners owe less then \$300. The remaining amount is a hold over from Wolf Creek Properties, plus an accounting adjustment for tax purposes, since in 2013 we had some income without the normal HOA-types of expenses. With no more questions it was moved by Neil Drew to approve the 2015 Budget. After a second from Russ Watts, it was approved.
2. Design Review Board – report on activity – Russ/Ryan.
- a. It was reported that the DRB processed two applications in 2014, one in The Retreat along with one near the entrance to The Fairways. The DRB is worked with a third party architect who reviewed both projects.
 - b. Russ Watts reported that the DRB met with Weber County planning board member, Sean Wilkinson, and the County is willing to share news of building plans in the Wolf Creek area when they are filed with the County. This will be an ongoing process. The Wolf Creek Water District is also willing to share information on applications as well. Timing is an issue here and, again, this will be an ongoing process. Tina Rector asked if everyone in the MHOA were subject to the same rules and rates from the water company. She was told yes as required by state laws and regulations.

3. Election of the Board of Directors (Three- at large)

The nominating committee brought forth Melinda Roland, Highlands, to fill the seat vacated by Mr. Neuwirth. Miranda Menzies and Russ Watts ran for reelection. In addition, Gary Haas, The Retreat, nominated himself from the floor.

Russ Watts moved that the election be held as a closed vote and it was seconded by Ryan Carlson. The motion passed.

Jeb Bittner asked for an introduction from Mr. Haas prior to the vote and he did so.

The vote was taken. Voting was done by Member Representatives of the member neighborhood associations and Melinda Roland, Miranda Menzies and Russ Watts were elected.

Gary was thanked for his interest and asked to work with the group in the coming year and he agreed.

4. Neil Drew opened discussion of the issue of using a management company to administer the MHOA. There was a discussion of the RFP that was sent out along with the responses. The scope of work was presented. It was noted that Volker Neuwirth put in a lot of time preparing the RFP and discussion followed. The cost was the main issue and there was not support from neighborhood HOA's or those present. It was decided that the DRB would consider help from a professional third party which would be paid for out of application fees collected per project. A proposal has been received for this help also.

5. New Business:

Frank Carl, Trappers, spoke to the issue of the MHOA charging fees without consent of the property owners, as he considered was done in the past. He stated that no one should pay any fees that overlap with neighborhood HOA fees, paying twice so to speak. He does not support the MHOA. Others stated that they were pleased that there would be no fees assessed in 2015.

Jan Fullmer outlined what they do in the Highlands and offered help in the future. She expressed support for the proposed community center. John Lewis stated that the MHOA will not be responsible in any way for costs associated with the community center.

Gary Haas asked if the board was legal. There is no reason to believe otherwise.

Gary Fullmer brought up the question of enforcement of CC&R's. Is it the responsibility of the neighborhoods or the MHOA. Jeb responded that violations of neighborhood or Master HOA covenants, guidelines or rules should be addressed at the neighborhood level. When and if enforcement or compliance can not be achieved by the neighborhood Board of Directors then notice to the Master HOA would be provided for adjudication and enforcement. In a case where a property is not part of an established neighborhood HOA, then a direct appeal to the Master HOA would be made.

Tina Rector asked, early in the meeting, how properties are included in the MHOA, bringing up Moose Hollow as an example of those not included. Also, are there maps available clarifying the Wolf Creek Resort and the MHOA. It was stated that the maps were available but that they need to be updated.

The meeting adjourned at 5:30 pm.