

WOLF CREEK RESORT MASTER ASSOCIATION, Inc

**MINUTES for BOARD MEETING**

Meeting April 8, 2014 4pm Mountain Time

**Trappers Ridge 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(by Phone).

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

Two residents – Joe and Betsy Jennings.

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

**AGENDA ITEMS**

1. Administrative Items:

- a. The draft minutes for the Organizational Meeting held 01/07/14 were reviewed and accepted as amended. Motion by Russ Watts with second by John Lewis and approved by board.
- b. Review of 2013 Financial Statements and Compilation Report by Christensen, Palmer & Ambrose. Miranda noted major expenses: legal at ~\$8,000 and accounting at ~\$550. So far in 2014 our legal expenses are an additional \$5,000 to \$7000. Also, The Ridge project is not part of the WCRMA (Wolf Creek Resort Master Association, Inc) so any deposit funds we now hold have been returned in 2014. Board member Jeb asked if it is possible to change the word “Loss” on the income statement because that number reflects total expenses as the association does not currently generate revenue. Joe Jennings noted that the \$1800, in 2013, for security should be explained because it is a hot button issue. The contract for additional patrol, with Weber County, was terminated as of the end of 2012. Current Sheriff Patrol is funded by the County, with a local additional patrol to Highlands only. After reviewing the reports, they were accepted by vote after a motion by Mr. Drew and a second by Mr. Watts. Board member Miranda reported that the CPA firm, Christensen, Palmer & Ambrose, has taken over the book keeping duties, outlined in the January meeting, along

with ongoing preparation of our financial statements. It was further reported that, as per the January meeting, a separate bank account was opened for the Design Review Board and that Board members Drew and Neuwirth have been added as additional signers on the Zion's bank accounts for the Association.

2. Design Review Board – report on activity – Russ/Ryan.
  - a. Mr. Watts reported on a landscape issue at the Mariani project. The landscape plan will be reviewed by the DRB.
  - b. On behalf of the WCRMA Board, Ms Menzies took a moment to thank Board members Russ and John for their co-operation and input, as developers.
3. Report from the legal committee – Jeb/Miranda – Executive Session was called to order after a brief statement by committee member Jeb and the public was excused.

Mr. Bittner was able to report to those present that two parties disagreed with the formation of the WCRMA out of the bankruptcy. They believe that declarant rights came with their purchase of land. We are ready to file our motion with the court to clear this up.

## **NEW BUSINESS**

1. John Lewis commented that the Retreat project will consist of 45 homes built under the same CC&R's. He asked for consideration of some sort of streamlined approval process with the DRB so that each unit will not have to be reviewed on its own once the overall guidelines have been approved for the project. Mr. Watts stated that the request will be discussed by the DRB (Design Review Board) and bring forward a recommendation. Board member Jeb recommended that they consider a third party review by a design professional, including compliance with WCRMA documents. At this point, Mr. Lewis asked if it could be just one professional to which Jeb suggested the need for two in case one of the professionals is assigned work on a specific house by an owner within the project.
2. There was a brief discussion concerning the relationship between America West Credit Union and the WCRMA and the DRB. The feeling of the group is that as the legal issues are resolved things will work out.
3. The meeting adjourned at 5.00 pm after the next meeting was scheduled for July 15, 2014 at 4:00pm at Trappers Ridge Clubhouse .