

WOLF CREEK MASTER HOMEOWNERS ASSOCIATION

MINUTES for BOARD MEETING April 12, 2016

**3718 North Wolf Creek Drive, Eden**

Board Members Present: Fairways Resident and Member Representative: Ryan Carlson; Trappers Ridge Declarant and Member Representative: Russ Watts; The Highlands Resident and Member Representative: Miranda Menzies; The Retreat / Powder Canyon: John Lewis (Declarant); At Large Resident: Gary Haas (Retreat Owner); At Large Resident: Don Stefanik (Trappers Ridge Owner); Absent - At Large Resident: Melinda Rowland (Highlands Owner)

AGENDA ITEMS

- 1) The meeting convened at 4pm Mountain Time.
- 2) Administrative Items: a. Review and approval of March 31, 2016 1Q financial report; approval proposed by Russ Watts, seconded by Don Stefanik and unanimously approved.
- 3) MHOA Website: Pam Mitchell, Website by Design was discussed as most cost-effective approach – Miranda to contact Pam Mitchell and obtain a proposal. The Board discussed including materials for multiple neighborhoods, as well as the HOA neighborhoods.
- 4) Design Review Board;
  - a. The Board (on behalf of the DRB) received plans for John Lewis's office extension on Wolf Creek Drive. No issues are raised.
  - b. Russ Watts to show Fairways models colors/materials to Melinda and Ryan for DRB approval. The unit will be in Parade of Homes. It is same as previous units which were previously approved by the DRB in 2010.
  - c. DRB and Board will contact the home at 4985 E Fairways Drive, with respect to poor weed control and lack of landscaping.
  - d. Landscaping is not yet complete at 5001 E Fairways Drive and the security deposit is still with the DRB account.
- 5) Weber Pathway's progress on trail from Wolf Creek to Eden Village. Progress is occurring following John Lewis's leadership in offering \$50,000 in kind donation of fill and other support, which was matched by Weber County. A \$67,000 grant was also committed from UDOT (Transportation Alternatives Program). Goal is to have construction starting in late fall 2016, and paving in 2017 or 18. There was discussion of using slag plus binder as the top surface for the trail – Russ to show examples in other locations to John Lewis when he is next in Salt Lake.
- 6) Don Stefanik raised the issue of the landscaping (or lack of it) in the median of Elkhorn Drive at Wolf Star. This land is believed to be owned by the county. Some sort of irrigation might be needed unless xeriscaping techniques were used. Don Stefanik and Gary Haas (?) will look into possibilities and report back to the Board.

The meeting adjourned at 4:45 pm