

WOLF CREEK MASTER HOMEOWNERS ASSOCIATION

MINUTES for BOARD MEETING July 11, 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. a. Review and approval of March 31, 2016 2Q financial report; approval proposed by Russ Watts, seconded by Don Stefanik and unanimously approved. Discussion of accounts receivable were discussed, with a range of views expressed about collection of past due assessment and late fees.
 - b. MHOA Website: Pam Mitchell, Website by Design has provided a cost-effective proposal. Board approved this work. Miranda to follow up. Pam has indicated having some time available to work on the website in later July early August.
 - c. CCRs there was discussion about how to straighten out membership issues, and remove the current clause on transfer fees. John, Miranda and Russ will discuss, refresh information developed in 2013, and obtain information from legal counsel.
- 3) Design Review Board;
 - a. Russ Watts to show Fairways models colors/materials to Melinda and Ryan for DRB approval. It is same general design as previous units which were previously approved by the DRB in 2010.
 - b. DRB and Board contacted the home at 4985 E Fairways Drive, and the weeds have been removed and bark installed.
 - c. Landscaping is not yet complete at 5001 E Fairways Drive; there is substantial weed growth that needs to be removed. The security deposit is still with the DRB account.
- 4) Don presented ideas for landscaping of the median "island" in Elkhorn Drive at Wolf Star. The design included deciduous and coniferous trees. The Board felt that smaller shrubs would probably work better with the snow removal, maintenance. Gary H to talk to Wolf Star HOA about whether they would provide water if other HOAs and John Lewis did the install and shrub maintenance. Turf is not being considered, and irrigation would be drip system, so water needs should be minor.
- 5) Wolf Creek Resort Master Planning items:
 - a. John Lewis has obtained approval for the Bridges development (364 homes) in the north west 250 acre parcel, north of Fairways.

- b. Russ Watts is close to approval of an additional 18 home phase of Trappers Ridge between Elkhorn Drive and Big Piney Drive, with access off Big Horn Parkway.
- 6) Path from Wolf Creek to Eden Village. Progress is occurring. Weber Pathways is working on design and preparation of information for permitting. Construction still planned for fall 2016, but not including final paving.
- 7) Resident Lou Costanzo raised the issue of short term rentals of homes in Trappers Ridge. As discussed by the Board, the Trappers Planned Residential Unit Development (PRUD) CCRs there include allowance for minimum 3 day rentals. Rentals are also possible in Fairways for a minimum 3 day rental and in the other condominium parts of the development. The issue seems to be heavy occupancy of a few homes in Trappers Ridge through AirBNB rentals and similar. In Highlands and Retreat, which are single family homes, not PRUD, the RE-15 zoning means that Weber County has enforcement authority against any leases less than 30 days. The Highlands CCRs stipulate no rentals less than 7 days.

The meeting adjourned at 5:20 pm