

WOLF CREEK RESORT MASTER ASSOCIATION, Inc

**MINUTES for BOARD MEETING**

Meeting January 7, 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 – Volker Neuwirth.

Absent: Board Member: At Large Resident – Ryan Carlson, excused.

Approximately 10 residents, owners and interested parties - sign-in sheet collected.

The meeting was called to order at 4:15 PM.

**AGENDA ITEMS**

1. Administrative Items:
  - a. The draft minutes for the Annual Meeting held 12/30/13 were reviewed and accepted. Motion by Russ Watts with second by John Lewis and approved by board.
  - b. The selection of board officers resulted in unanimous support for the selection as follows: Miranda Menzies, President; John Lewis, Vice President; Russ Watts, Treasurer; Neil Drew Secretary.
2. Appointment of the Legal committee was moved to the end of the meeting so that it could be discussed in Executive Session.
3. The board unanimously approved the renewal of the State Farm liability and Directors and Officers Insurance policy as recommended by Miranda.
4. Design Review Board. It was moved by Russ and seconded by Volker that a separate bank account be opened at Zions bank for the purpose of keeping security deposits for projects separate for general funds. Approved by all.
  - a. Discussion/appointments. After a brief discussion, the board appointed Russ Watts, Ryan Carlson and Volker Neuwirth as our Design Review Board.

- b. Status of The Ridge Reviews. John Lewis gave a brief report stating the the project has been approved by the County and phase one plans will be ready for the WCMHOA and the County in about 2 weeks.

## **NEW BUSINESS**

1. It was recommended, by Miranda, that the books for the MHOA be held with our accountant, Kent Christensen, at Christensen, Palmer and Ambrose, after the year end review. This way they could handle our transactions as well as accounting functions and take some pressure off the board and Treasurer Russ. The board recommended that we get a proposal of scope and cost for review and final decision. In addition, the board agreed that we would review the need for audited year end statements. We may decide, after the proposal, that a review or compiled level might be sufficient.
2. The board asked if anyone present wished to comment. At this time Doug Bowers who represents KRK Wolf Creek, stated that he continues to object to everything that we are doing with regard to the development of the WCMHOA Board organization. Including our elections and budget.
3. John Lewis was awarded a "Woad Warrior" tee shirt to honor his work on keeping our trails and his "Retreat "development free from this pesky Woad Weed. It is on the State Noxious/Invasive Weed list, that landowners are required to address!  
<http://www.co.weber.ut.us/weeds/noxious.php>
4. Doug Bowers again asked to address the group and discussed his concerns about future common area development and maintenance in Wolf Creek, especially the Golf Course which he believes should be considered common area. He referred to a letter he has written to this board outlining his concerns and recommendations. The board responded that the letter will be reviewed with an appropriate response.
5. Mike Olsen, representing America First Credit Union commented that any further communication with them needs to be through their attorney.
6. Lisa Burstein, resident of Highlands, asked who is the Declarant and what is their responsibility. Mr Bowers gave an explanation similar to what was outlined in his letter, to which Board Member Jeb Bittner commented that this board does not agree with any of the statements made by Mr Bowers and Mr Olsen and that the differences will be dealt with through legal work ongoing.
7. The meeting adjourned at 4:55pm.