

WOLF CREEK MASTER HOMEOWNERS ASSOCIATION

Meeting October 26, 2015 4pm Mountain Time

Minutes for BOARD MEETING

John Lewis's Office

3718 North Wolf Creek Drive, Eden

Board Members:

Fairways Resident: Jeb Bittner – Excused

Trappers Ridge: Russ Watts (Declarant) – By Phone

The Highlands Resident: Miranda Menzies - Present

The Retreat / Powder Canyon: John Lewis (Declarant) - Present

At Large Resident: Ryan Carlson - Present

At Large Resident: Neil Drew - Present

At Large Resident: Melinda Roland – Excused

Residents who signed in: Barry Van, Rob Thomas, Bob Chase and Don Stefanik.

The meeting was called to order by President Miranda Menzies at 4:10PM.

AGENDA ITEMS

1. Administrative Items:

- a. Minutes for the Board meeting July 22, 2015 have been previously approved. They were posted on the web site early August.
- b. Review current financial condition – Review and approve Third Quarter 2015 financial reports. Miranda pointed out that one delinquent assessment was cleared during the quarter. After short discussion there was a motion, by Russ Watts, to approve as presented and seconded by Ryan Carlson and approved by all.

2. Progress on the proposed commercial corridor zoning for Wolf Creek – John Lewis. John gave a brief update on “The Resort Core Zoning and Concept Development Plan”. He reported that there have been several meetings with various planning agencies and that as a result of these meetings open space continues to be protected if not expanded by some 30 acres. The general look, feel and mass remains unchanged. John’s team intends to make sure that the commercial zoning allows for breweries/brewpubs in the mix. He went on to thank the Master Association for their support in this process.

3. Review Board – report on activity – Russ/Ryan.
 - a. There have been no new applications to the Design Review Board since our last meeting. The new projects underway, 2 in the Retreat and 3 in the Highlands, have been processed and are being monitored by the neighborhood DRB's.
 - b. Landscaping at previously built homes was discussed. The Harik property is progressing slowly.
 - c. The property owner neighboring to the west of Harik is un-cooperative and the board may be forced to authorize a clean-up this spring, followed by billing the property owner. Ryan will follow up on both of these properties.

4. Discussion of property for sale and the requirements for marketing signs..
 - a. It was pointed out that some realtors are not following the rules, as set out in the November 15, 2008 Resolution, by using so called "gallows" type framing which support oversized signs. The offending offices will be forwarded a copy of the resolution and the sign specs.
 - b. There was a brief discussion concerning signage for marketing at the entrance to the Fairways. Ryan is involved with this project and will bring forward their signage proposal.

5. It was decided that this year's **annual meeting will be held on Tuesday December 29, 2015. It will be held at the new model home at the Fairways at 4 PM.**

6. Rob Thomas, general manager of the Wolf Creek Water and Sewer District, reported that the irrigation season went well for the most part this season. We got help from the periodic rain that came this summer. He added that there are no current plans to expand any reservoirs at this time. Ryan Carlson asked about the pressure in the Fairways during the watering of the Golf Course. Rob pointed out that the development is at the top of the waterline and pressure reducing valves are used to regulate the pressure to the various users.

7. John Lewis reported that the pedestrian trail from the golf course to the Valley Market has been under discussion which has been very positive.

8. Lacking any other business, the meeting was adjourned at 5:03 PM