

WOLF CREEK RESORT MASTER ASSOCIATION, Inc

**MINUTES for BOARD MEETING**

Meeting October 14, 2014 4pm Mountain Time

**Moose Hollow Clubhouse**

Present: Board Members and Member Representatives (MR): Trappers Ridge – Russ Watts – Declarant/ MR (by phone); 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); At Large Resident – Volker Neuwirth.

Absent: Board Member: None.

Residents – Those that signed in included: Janet Muir, Gary and Jan Fullmer, Pat and Bob Chase, Barry Van, Jim Osborn, Richard Menzies, Marion Horna, George and Bonnie Watts.

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

**AGENDA ITEMS**

1. Administrative Items:
  - a. The minutes for the Board Meeting held 07/15/14 were approved via email on August 8, 2014.
  - b. Review of Q2 and Q3 2014 Financial Statements by Christensen, Palmer & Ambrose. They were approved. Miranda noted major expenses: legal at ~\$32,000 over the past 9 months. Other expenses were incurred from normal business operation of the MHOA.
2. Design Review Board – report on activity – Russ/Ryan.
  - a. It was reported that the DRB process is set up and one building plan is in process. The DRB is working with landscape consultant along with a third party architect and are close to approval.
  - b. Russ Watts reported that the DRB will be meeting, this week, with Weber County planning board member, Sean Wilkinson, to make sure that the County is on board with the DRB and willing to share news of building plans in the Wolf Creek area when they are filed with the county.

- c. The committee and board discussed a building project that is currently under way with out DRB approval. It was concluded that the owner and builder would be contacted and the project reviewed.
3. The annual meeting will be held on Tuesday December 30 at the Moose Hollow Club House. Time is yet to be determined. The board member nominating committee was named; Russ Watts, John Lewis and Miranda Menzies.
4. Volker recommended that the MHOA hire a management company to take care of the MHOA operations in an effort to gain better consistency and reporting. Russ, John and Jeb did not feel that it was necessary at this time. Discussion covered a few issues including home owner assessment and perception. In addition, we were all asked to go back to our neighborhoods and talk to people to get a feeling about paying for management. The Question was called for with no response. It was moved that Volker put together a scope of work and get bids from management companies in order to have better information to present. The motion came from Jeb and seconded by Volker. It was also agreed that Neil will assist Volker in the process.
5. Report from the legal committee – Jeb/Miranda – Legal expense was covered under the financial report. It was noted that the bankruptcy court made no finding or ruling at the hearing in May 2014 and that nothing has changed since the last meeting. For the benefit of those present, Jeb went on to report that our legal team has done excellent work regarding the WCRMA position. “It is in our hip pocket so to speak.” Also our team has prepared a Lis Pendens which can be filed in case any future owner or developer tries to assert MHOA control through Declarant rights. Jeb went on to clarify that there is no longer an overall Declarant, those rights were terminated in the bankruptcy. The WCRMA is not acting as a Declarant but legally, as an elected board, in accordance with the CCRs.
6. Ryan Carlson reported that he is continuing to gather information and bids on setting up a MHOA website. The board encouraged him to continue working with an eye of being up in 2015.

## **NEW BUSINESS**

1. Jan Fullmer addressed the board with a list of questions. Jeb Bittner addressed the questions that were not already answered in the meeting or previously via email. Also, Jeb referred Jan to the governing documents part 3.2 and 20.2. After addressing her questions it was recommended that the board no longer supply documents to any individual home owner, rather, concerned home owners should make contact with

appropriate neighborhood board or committee members to discuss and share information.

2. Volker started a brief discussion of hunting in the foot hills. The question was asked if the MHOA was going to post "No Hunting" signs. It was stated that it is not legal to discharge a firearm within 600 feet of a home. If home owners see inappropriate activity the Sheriff should be called at once.
3. Barry Van brought up the use of motorized vehicles on the walking trails. The Sheriff is aware of this issue.
4. The meeting adjourned at 5:25 pm with no executive session called. The annual meeting is scheduled for December 30, 2014 at the Moose Hollow Club House at a time to be determined.