

Wolf Creek Master HOA Board & Members Meeting

Meeting Minutes

Meeting date: June 26, 2018

Meeting time: 4:00 PM MDT

Meeting place: John Lewis' Wolf Creek Conference Room

Directors present: Miranda Menzies, John Lewis, Don Stefanik, Russ Watts

Directors absent: Ryan Carlson (present via telephone), Melinda Roland, Dennis King

Guests: Rob Thomas, General Manager Wolf Creek Water and Sewer. Eric Householder, Planning and Development Director Wolf Creek Resort. Alar Elken, Trappers Ridge Resident Homeowner

The meeting was called to order at 4:06 PM by Miranda Menzies. Roll call by Miranda.

Miranda announced that Dennis King had submitted a letter of resignation. She requested that the Board accept his resignation.

Miranda introduced Alar Elken, a full-time resident of Trappers Ridge. Alar provided a brief bio and stated his interest in serving on the Board of the Wolf Creek MHOA. Russ made a motion that Alar be appointed to fill Dennis King's position. Don seconded. The motion carried unanimously.

Miranda asked Rob Thomas, General Manager, Wolf Creek Water and Sewer Improvement District, to speak to the drought conditions that we are experiencing in the current year and discuss conservation efforts. The last severe drought year was 2015. This year, Wolf Creek runoff is down from that by an additional 40%. A request to reduce consumption will be sent with the June statements. Without rain, we could see mandatory reductions in usage by August. This situation impacts irrigation water only. Culinary water has not been impacted by the drought.

Miranda brought up the topic of fire hazards as they pertain to exterior landscape lighting. A recent ground fire in a Wolf Creek home's landscape bark may have been started by an exterior light and/or wiring. All homeowners are encouraged to inspect their exterior lighting and all related components for corrosion and wear and ensure they are wired to code.

Russ commented on his Eden Escape project adjacent to the Fairways. Phase I will be made up of sixteen large homes, ranging from 4600 to 5800 square feet with an individual “swim spa” behind each. The community will have no common amenities such as a clubhouse or pool. The Architectural Committee / Design Review Board will meet to review and approve home designs. An on-site rock crusher will be in operation for one more week.

We congratulate John Lewis and Eric Householder on the completion of their beautiful, new Pro-Shop, Club Member Lounge and Patio Café. This facility is a welcome addition to the Wolf Creek Golf Course and Resort.

Miranda provided an update on the “Open Spaces” as they’ve come to be known. Two parcels of land are in the process of changing hands. They are currently owned by John Lewis and by agreement of the parties; one would be deeded to the Highlands and the other to Trappers Ridge. An attorney is preparing a Quitclaim deed to be signed by John Lewis parties and applications to include in the subdivisions filed with the county.

The trail from Wolf Creek to Eden is about fifty percent complete. Property issues have delayed progress. They are now resolved. Miranda announced that the Governor’s Office of Economic Development has authorized a Recreational Grant that will pay part of the path cost. Weber Pathways, managing the project, is hoping it will cover paving, but more grants/donations are likely to be needed.

Miranda initiated a discussion about Eagles Landing, a planned development at the south end of the resort. Howard Schmidt owns the property and has developed only ten of the lots. All of Howard’s entitlements on the property have expired. The Ogden Valley Planning Commission is willing to grant him another ten years to start development. Wolf Creek and the county are interested in having an emergency access trail across this property to allow egress from the eastern end of Wolf Creek Resort should Elkhorn Drive become impassable. Howard is expected to provide an easement for pedestrian trails, but only for a period of ten years.

No New Business was brought to the Board’s attention.

The meeting was adjourned at 4:58 PM

The Wolf Creek Master HOA website is <http://wolfcreekresortmasterhoa.com>. Please refer to it for updates on future meetings and community news.