

Wolf Creek Master HOA Board & Members Meeting

Meeting Minutes

Meeting date: October 30, 2018

Meeting time: 3:00 PM MDT

Meeting place: John Lewis' Wolf Creek Conference Room

Directors present: Miranda Menzies, Don Stefanik, Russ Watts, Ryan Carlson, Alar Elken, Melinda Roland

Directors absent: John Lewis

Guests: Eric Householder, Planning and Development Director Wolf Creek Resort, Kay Hoogland, Retreat resident

The meeting was called to order at 3:00 PM by Miranda Menzies. Roll call taken by the President. Miranda informed the Board that a new resident from the Retreat, Kay Hoogland would be attending the meeting. She has expressed an interest in filling a seat on the Board. Board nominations and elections will take place at the annual meeting in December.

The annual meeting of the Wolf Creek Master Homeowners Association will be held at the Wolf Creek Clubhouse on Friday, December 14th at 3:00 PM. All member/owners are welcome to attend.

Miranda introduced a proposed budget for fiscal year 2019. She entertained questions from Alar and Kay, the newest members of the Board. A motion was made by Russ to present the budget to owners at the annual meeting in December. It will also be sent out with the annual letter to Owners. The motion was seconded by Ryan and unanimously approved by the Board.

The Trappers Ridge HOA Board of Directors has presented new CC&Rs and Bylaws to its members for approval. The vote will be certified on Tuesday, November 20, 2018.

Miranda and Don provided updates on the matter of annexation of two land parcels, one into the Highlands and the other into Trappers Ridge. The process should be complete by year end for Highlands, and shortly thereafter for Trappers Ridge. The addition of these two parcels to each community's Common Area will prevent development on these parcels, which were always planned to be open space.

Eric Householder announced Wolf Creek's plans to enclose the lower level of the patio café. He talked about beginning construction in Phase 2 at the Bridges and their plans to build a model for their Cabin homes.

A road connecting Elkhorn Drive and Hwy 158 (through Moose Hollow and the Ridges) is complete, allowing egress/ingress to Elkhorn, Highlands and Trappers Ridge.

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. See attached rendering of model home.

The trail from Wolf Creek to Eden is nearing completion. UDOT has slowed progress with late requests for grade changes, and paving has been deferred until Spring. The trail with packed gravel surface is available for use. Additional reflectors will be placed before winter.

Miranda, who is also President of the Wolf Creek Water and Sewer Improvement District, Board of Trustees addressed the past summer's drought and the need for additional storage of irrigation water. This year, flow in the Wolf Creek channel was near record low. The District is exploring many ways in which they can make adequate supplies available including construction of reservoirs.

No new business was brought to the Board's attention.

The meeting was adjourned at 3:50 PM

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