

Wolf Creek Master HOA Board & Members Meeting

Meeting Minutes

Meeting date: December 14, 2018

Meeting time: 3:00 PM MDT

Meeting place: John Lewis' Wolf Creek Golf Course Clubhouse

Directors present: Miranda Menzies, John Lewis, Don Stefanik, Russ Watts, Alar Elken, Melinda Roland, Ryan Carlson (teleconference)

Directors absent: None

Guests: Kay Hoogland, Retreat resident

The meeting was called to order at 3:00 PM by Miranda Menzies. Roll call taken by the President. With her voluntary resignation from the Board, this will be the last meeting Miranda will chair. All members of the Board and residents of Wolf Creek thank her for her tireless efforts in making Wolf Creek Resort and Eden a better place to live!

Miranda presented a review of the Association's financials. No assessments are planned for the calendar year 2019. Russ made a motion to approve the proposed budget for fiscal year 2019. Melinda seconded. It was carried by a unanimous vote.

Richard Menzies presented an update of the Ogden Valley Emergency Response Team's efforts to prepare Valley residents for any emergency, be it fire, flood or earthquake. OVERT is an all volunteer organization and stored emergency supplies are provided by government agencies, churches and donations from private citizens.

The annual election was held for the Board of Directors. Two open seats were filled by two incumbents (Russ Watts and Melinda Roland). The seat vacated by Miranda's departure was filled by Kay Hoogland. There were no floor nominations.

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's end. These two parcels were first in Summit's possession, then purchased by John Lewis and finally gifted by John to the Highlands and Trappers Ridge to be kept perpetually as open space (Common Area).

John Lewis provided an update on activity within his various communities. He's been successful in acquiring from Summit, a 40-acre parcel in the middle of the Bridges. This land will allow for construction of several large reservoirs to be used for recreation and storage of irrigation water. New Bridges models, including a Mountain Cabin are nearing completion and sales continue to be strong.

Sales and construction at the Ridges are ahead of schedule. 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 as well as eliminating the need for a sewer pump station as the neighborhoods are all now on a much more reliable gravity system.

The Links Bistro and Restaurant in the Wolf Creek Clubhouse has proven very successful. Through the winter, dinner will be served on a daily basis. Catch the menu on Facebook. A social calendar for the clubhouse is forthcoming.

John also brought us up to date on a Weber County initiative to install "Way Finding" signs throughout the Valley; a resort-style way to guide visitors to their destinations. The measure is in the public input phase and the county hopes to install signs this summer.

Russ commented on his Eden Escape project adjacent to the Fairways. Infrastructure is in and construction on several homes has begun. Phase I will be made up of sixteen large homes, ranging from 4600 to 5800 square feet. New home sales in Trappers Ridge and the Fairways are on a steady growth path.

An open discussion ensued about the future of the Wolf Barn property and how it might be used to serve the Wolf Creek Resort if the resort could acquire ownership. Ideas such as crowd funding were brought up for consideration. Many thought this would be a worthwhile endeavor.

The meeting was adjourned at 3:55 PM

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