

# Wolf Creek Master HOA Board & Member Meeting

## Meeting Minutes

**Date:** June 30, 2020

**Time:** 4:00pm

**Directors Present on Zoom:** Kay Hoogland, John Lewis, Melinda Roland, Russ Watts

**Resident Representatives and members on Zoom:** Miranda Menzies, John Lewis, Walt Jones, Beth Mannino, Melinda Roland, Russ Watts, Don Stefanik

Kay called the meeting to order at 4:05.

### **Resident representatives for communities in MHAO/ # of Votes Per Community (subject to confirmation)**

The Highlands- Melinda Roland	<u>Has CCR's</u>	138 Votes
<i>Trappers Ridge</i> - Russ Watts Declarant ( to be changed over to residents) Don	<u>Has CCR's</u>	118 Votes
<i>The Bridges</i> - John Lewis	<u>Has CCR's</u>	?
<i>The Retreat</i> - John Lewis/Beth Mannino	<u>Has CCR's</u>	45 Votes
<i>Fairways</i> - Walt Jones	<u>Has CCR's</u>	59
<i>Powder Canyon</i> - John Lewis	<u>Has CCR's</u>	20
Eden Escapes - Russ Watts	<u>Has CCR's</u>	15 votes
<i>Moose Hollow</i> - No participation	<u>Has CCR's</u>	<i>Approx 787</i>
<i>Hidden Oaks</i> No HOA		

*Eagles Landing* - Howard Schmidt

*Elk Horn* - Not in the MHOA/No HOA

Board voted to add these resident representatives Beth Mannino and Walt Jones to the board. They have no voting power.

**Approval of April Meeting Minutes:** Approved

*DBR Design Review Board members:* Russ Watts, Melinda Roland, Kay Hoogland. Duties are set forth in the MHOA DBR Guidelines.

## **Financials**

Financials approved.

## **Weber County Planning Commission has 2 Proposals being discussed.**

### **1. Length of overnight rentals which will affect MHOA communities.**

The decision on this is up to the Community and those with CCR's generally have it nightly rental limitations stated there.

Can Weber County Commission overrule the CCR's? Miranda Menzies stated she felt certain the County Commissioners do not intend to override the CCR's. Right now the county rule is 30 days minimum.

Meeting of the Weber County Planning Commission scheduled for sometime next month. MHOA to keep an eye on what transpires.

### **2. RV storage proposed for site where gravel pit had been proposed which affect entire Ogden Valley**

Watershed has been identified as a problem.

MHOA will keep an eye on both of these as they progress.

## **Dark Skies Compliance**

MHOA has responsibility to inform each community representative. It is the responsibility of each community to assure compliance.

## **Landscaping Median at Elkhorn Entrance**

John Lewis agreed to see if water could be connected to his irrigation at The Bridges. Russ & Don are working on a dry scape plan. Funds are available in the MHOA account, and landscaping of this area should not be terribly expensive. Next meeting hopefully a proposal will be presented and voted on.

## **Discussion of importance of enforcing the zoning development agreement under the MHOA**

The development agreements that were instrumental in creating our neighborhoods reserved certain areas for open space zoning, in exchange for areas of more dense development. It is important to be mindful of those plans approved years ago and continue to preserve open space zoning.

Meeting adjourned by Kay at 5:30pm