

## Wolf Creek Master HOA Board & Members Meet

### Meeting Minutes

Meeting date: May 19, 2020

Meeting Time: 11:00am

Meeting Place: Voom

Directors present: Kay Hoogland, Russ Watts, Melinda Roland, John Lewis

Directors absent: None

Guests: Miranda Menzies, The Highlands resident & Don Stefanik, Trapper resident

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The meeting was called to order at 11:08am by Kay Hoogland. Roll call taken by President. Kay noted using the conferencing software, Voom for the first time as a result of the current COVID-19 pandemic. Also, noted that each us with practice will become more comfortable in using this new median for this and all future meetings until the spread of COVID-19 has ended.

Miranda presented a review of the Associations financials. There were few expenditures. there are very few bills to pay. Taxes were paid for 2019, insurance paid and cost of Web site paid. Miranda recommended that Kay contact Zion Bank to have the name on the account changed to the new President , Kay Hoogland. Don has the key to the PO Box and will make sure Kay gets it.

Miranda suggested that we look for a representative from The Fairways. She will contact Walt Jones to see if he would be interested.

Kay proposed that all quarterly meeting be advertised to include with the web site date and time of meeting.

Don advised that ,Cindy Conlin, has the Web contract and that she is to be contacted with any changed needed to be made.

Discussion on Scott Perkes, Weber County Planning Commission meeting of May 22, 2020.

Over night Rentals, Parking issues, Appearance of Building of New Townhomes being built right outside Wolf Creek.

John Lewis:

Big issue is overnight rentals are allowed! Weber County Zoning allows it. Biggest issue is the anticipated change in rental regulations within the Valley. There are over 700+ VBRO's, AB&B, etc. All HOA's and PRUD's within those HOA communities have their

own rules and regulations which supersede the counties. Miranda confirmed this! She had had this conversation with Charlie D?, HOA Attorney, who did state that this is correct.

The issue of overnight rentals is nil within the HOA communities. However, outside the HOA communities the Weber County will require that the rules and regulations they have be enforced. Hence, we all know that enforcing these regulations is nearly impossible, with the amount of manpower required to accomplish this. The county does not have this.

According to John, Code enforcement is doing nothing about this.

Many of the members expressed their concerns over the appearance of the new Townhomes being built. Nothing we can do about it now. Nobody showed up during the planning committee meetings unfortunately no one knew of any meetings either. We will have to live with it.

Kay proposed the next meeting to be held on June 30th via Voom at 4:00pm

On the agenda will be:

Confirming the appointments of Board members

The meeting adjourned at 12:25pm by Kay

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