

Wolf Creek Master Homeowners Association

Meeting Minutes

Date: September 10, 2020

Time: 12:00pm

Place: ZOOM

Directors At Large present: Kay Hoogland, Russ Watts, Melinda Roland, Walt Jones, Melinda Roland, Don Stefanik.

Directors absent: John Lewis unable to attend due to wind damages WC Resort.

Resident Representatives: Beth Mannino,

Guest: Miranda Menzies (The Highlands)

Meeting Called to Order: Kay at 12:00pm

Review Minutes of June 20,2020:

Kay asked one question.

What is the definition /difference(s) between, if any, Director At Large and Member Representatives?

Miranda's understanding Directors are voted on and appointed by the Members Representatives. Once elected by the Member Reps (or appointed by the Board to fill a vacancy) each Director At Large is entitled to vote for actions etc. on the Board of Directors AL. One Director AL, one vote.

Each neighborhood HOA can appoint a Member Representatives, which most do. Member Representatives have no voting power only the Directors.

However, Owners (a group of them) can challenge the budget directly, and meetings should be open to all of the Owners.

Kay called for motion to approve minutes. Motion carried and approved.

What neighborhoods are NOT in the MHOA?

Elkhorn, Ridge Townhomes, Wolf Lodge, Eagles Ridge, Aspen Lane, Juniper Lane, Snowflake, Patio Springs, Eden Hills, Villages. Many of these platted subdivisions exists along Wolf Creek Drive, and in the Patio Springs area, and are ALL NOT in the MHOA, because they predated the MHOA master declaration by Wolf Creek Properties in 2002. Similarly, John Lewis declined to have the commercial areas of the golf course property brought into the MHOA.

Approval of the Financials-Overview

Financially, there is “zero” annual assessment. Hence the \$\$ in the bank is what we have to work with. Directors insurance and accounting are most important expenses, followed by Web presence.

Accountant Fees

There is a charge to MHOA from our CPA of \$500 each time we commission a financial report. The MHOA has, at this point, very little expenses such as: PO Box, Banking Fees, Liability Insurance.

Upcoming Expenses: Kay confirmed upcoming expenses projected to be State Farm Insurance and Annual Year End Audit. Miranda suggested we look at a Financial Summary only due to the cost of a full Annual Audit. The MHOA has obtained the Summary in the past. There was agreement that we should not unnecessarily incur accounting expenses, aside from an annual summary or similar analysis.

Kay is also going to investigate the costs for website services provided by Cindy Conlin/Conlin Web design. She would like to get trained on how to update the website and avoid the time and expense incurred by asking Cindy to do routine editing (meetings, documents, etc) which we might do ourselves.

Update on DBR Deposit (s): The home now being built in Hidden Oaks is subject to a \$5000.00 deposit. This of course is fully refundable after the build and landscape is finished, upon approval of the DBR Board. Kay confirmed a deposit has been made.

Going forward the Directors have requested that the DBR Board send an email to the MHOA Directors notifying them of a forthcoming deposit on future homes approved to build within the MHOA.

Kay to have the Debit Card for MHOA Bank account transferred to her name. Kay also requested a second name be added to Bank account to maintain complete transparency and accuracy.

Short Term Rentals

Weber Panning Commission is considering expanding overnight rentals in the Ogden Valley. The MHOA, as well as each individual neighborhood within the MHOA, opposes expansion. There is a question of whether any upcoming change in regulation will be subordinate to the CC&Rs of each community, which can be clarified as the proposals become more definite. Our communities prefer that CC&Rs override any change in county expansion of STRs. A vote for this proposal is planned for October.

The MHOA is counting on the individual neighborhoods to voice their concerns directly to the Weber County Commission. We, the MHOA, will continue to voice our disapproval of their proposal on behalf of the communities within the MHOA.

Potential Parking Issues in Community with Short Term Rentals:

Melinda Roland advised that in The Highlands there has been a problem with the number of cars on road with rentals. One home in particular rents

to several families at once. We have seen 4 to 5 families in one home. With the number of cars, recreations vehicles, boats and trailers, it is a very serious problem especially if there is parking on the roads.

Landscape of Elk Horn entrance median update?

Don Stefanik gave an update. Don and Kay met last Tuesday to go over the options being considered. With both in agreement that it should be a dry landscape plan which required no water.

Miranda suggested that the MHOA not improve the area but perhaps just clean it up to look nicer than it does because the County owns the property not the MHOA.

Kay proposed the approval of spending up to \$1000.00 for clean up costs (weeding, killing weeds around the rocks removing trash etc.) on the median area. A motioned was made and approved by the Board.

Status on gravel pit site, now proposed RV storage

Since there are no water dump hook-ups proposed on the building site, there are no worries about dirty water seeping into the watershed near the site. The builder is working with an architect and landscaper, according to the County Commission meeting on this subject. The County planners are working with the owner so that the external appearance will complement the surrounding area. It is very likely this project will be approved after additional fine-tuning by the owner, who is working with the County planners.

Retreat culvert problem:

Beth reported that a culvert in Retreat had been washed out and that has been fixed. Ben Lomond Landscaping fixed it.

Holiday And End of Year

Kay asked what the MHOA did, if anything, for the holidays and New Year?

Russ advised we have our MHOA meeting after the Christmas holiday, usually around the 27, 28, 29th to 30th. The MHOA has typically not offered any celebrations for holidays.

Kay made the motion to adjourn which was approved. Meeting adjourned at 12:50pm.