

Wolf Creek Master HOA Board Annual Meeting

Meeting Minutes

Date: December 30,2020

Time: 4:00pm

Place: Video-conference Zoom

Directors At Large Present: Kay Hoogland, Melinda Roland, Russ Watts, John Lewis

Neighborhood Representatives Present: Beth Mannino,-The Retreat, Walt Jones - The Fairways, Don Stefanik-The Trappers,

Guests Members Present: Miranda Menzies, Tia Baier, Bob & Audrey Carlson

Kay Hoogland called the meeting to order at 4:07pm

Welcome and Introductions:

Kay introduced herself and asked everyone else to do same.

Financial Update:

There are minimal on-going expenses such as cost of PO Box, legal registration and consulting fee's and cost to maintain web site. Will continue to keep expenses as low as possible.

Still no dues being collected from neighborhoods and no reason to foresee any being activated in near future.

Kay will have the tax filings prepared by a professional annually. Kay is also exploring better instruments to hold the \$68,820.00 cash on hand. Hoping for better paying interest rate than currently have.

Miranda reminded everyone that there is cash that was allocated for landscaping few years ago that has never been used.

Melinda made a motion to hire a landscaper to design and install a maintenance free landscape in the Elk Horn Street entrance street medium. Beth made a second with **motion passing.

2021 Budget Proposal:

Kay discussed her plan of transitioning procedure and knowledge on HOA has operated and its evolution of activities.

1. To continue management of the funds held in account.
2. Digitize operations as much as possible, occasioned by pandemic.
3. Banking on line set up and utilized.

Master HOA year in review:

1. Zoning matters, continually keeping up with Weber County planning commission meetings.
2. Keeping up-to-date with Weber County Planning Commissions actions regarding the following on-going proposal's:
 - Building a Gravel Pit in Eden
 - Proposed changes, utilizations and enforcements of Short Term Rental ordinance for the Ogden Valley.
3. Focus on how we can enforce such regulations.
4. How do neighborhood CCR's protect us and others?

Water is a forever going concern for the entire Ogden Valley. Miranda advised that they Wolf Creek Water Company will be drilling for another well in 2021. A gate has been put up to access this area and a lock is going to be installed right away Drilling to begin spring 2021 or whenever weather permits.

Updates from neighborhood HOA's:

The Trappers HOA having tremendous activity with 11 new homes under contract, 5 of which are currently under construction. Don shared that four years ago they struggled with security and installed 6 camera's. Since then haven't had any issues.

The Highlands HOA is having lots of activity also. Several homes built in 2020 with 5 or more planned for 2021. Security is beginning to be seen as an issue to tackle now before our growth out paces our ability to monitor. The Highland's HOA board is working on various recommendations to deal with this, at this time.

Board Elections:

Kay opened the floor for any questions regarding the procedures.
Nominees for At-Large Directors Positions are:

John Lewis (Retreat & Bridges owner/declarant)^{***}
Zig Baier(Fairway's owner)
Melinda Roland (Highland's owner)^{***}
Don Stefanik (Trapper's owner)
Beth Mannino (Retreat owner)^{***}
Russ Watts (Trappers & Eden Escapes owner)
Kay Hoogland (Retreat & Highlands owner)

^{***} Running 2 year term^{***} Others 1 year term

Kay proposed we vote by acclamation. There were no objections.

^{**}Don made a motion to vote by acclamation. Melinda made a second. **Motion passed, and nominees were approved by acclamation vote.**

Directors At-Large are:

John Lewis (Retreat & Bridges owner/declarant)^{***}
Zig Baier(Fairway's owner)
Melinda Roland (Highland's owner)^{***}
Don Stefanik (Trapper's owner)
Beth Mannino (Retreat owner)^{***}
Russ Watts (Trappers & Eden Escapes owner)
Kay Hoogland (Retreat & Highlands owner)

Other New Business:

The Retreat HOA now has a website (retreatwolfcreek.com) with all meeting documents on file. Beth is also working to link the MHOA documents as well.

The following neighborhoods have web sites up and running:

The Retreat retreatwolfcreek.com
The Highlands highlandsedenut.com
Trappers Ridge trappersridgehoa.com
The Fairways

There were no more requests for new business. Kay made motion to adjourn. Russ made a second. **Motion passed.** Meeting adjourned at 4:55pm.