

## Wold Creek Master HOA Meeting Minutes

August 24, 2021

Date: August 24, 2021

Time: 4:00pm (via Zoom)

Director Present: Kay Hoogland, Russ Watts, Melinda Roland (Highlands), Don Stefanik (Trappers), Beth Mannino (Retreat), Walt Jones (Fairways, subbing for Zig Baier). John Lewis not present

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Meeting called to order by Kay Hoogland at 4:15pm. Prior meeting minutes ratified. Russ Watts made motion to approve. Beth Mannino seconded. Vote called. Approved.

Kay has requested a vote to reimburse Miranda Menzies for payments she made covering the MHOA website and related services on her personal Visa during her service as President. Kay reviewed the records and calculated that \$542.81 in expenses had not been reimbursed. Beth Mannino made a motion to approve the reimbursement. Russ made a second motion. Vote taken and passed. Kay will take care of getting the refund to Miranda. Payments are now automatically deducted from the MHOA debit card issued by Zion Bank.

Kay suggests her husband Jim file our taxes, to save money, and she will file them. Jim is a tax attorney and has already done so for another HOA on which he serves.

Kay advised that Zion reversed overdraft fees for a total of \$60.00. Melinda Roland made the first motion to take a vote. Russ made a second. Vote made and passed.

The WC MHOA mail is at the post office. Kay will be out of town through the end of September. Melinda volunteered to routinely pick up the mail as part of her Secretary duties or in Kay's absence.

### *Financials*

Kay will have the financials updated before the next meeting.

### *New Business*

Russ Watts discussed a matter of water. He had spoken with Miranda Menzies and WC Irrigation company three weeks ago. Russ suggested a potential well be drilled in trappers. Russ provided a picture showing the two locations suggested where the water could be then piped to an existing water main not far from well site. Russ is hoping to work out a strategy with Wolf Creek Water and will keep us updated. Kay stated how important the success of this is for the community and thanked Russ for being pro-active in his willingness to help the WC Community.

Beth asked if the well site might be offensive to near potential homeowners. Russ indicated that he owns this area of land, which is enough for about 16 lots and could be developed at a later date.

Summit has begun building a retention pond on the Wolf Creek Barn property and apparently may be preparing to build a parking lot. On behalf of the MHOA, Kay went an email dated August 20, 2021 to the Commissioners, Planning Department, and Summit representative Mark Schroetel raising concerns about this construction and requesting that it be subject to proper planning review process (public filings of plan, review, public meeting discussion, etc.).

The Board raised concerns about landscaping around the retention pond. This is a very visible structure at the approach to the Wolf Creek Resort area. Chain link fences are planted for round the pond. The Board suggested screening the fences with large grasses and bushes local to this area.

Other concerns focused on the parking lot were raised: traffic, size, and other aspects. A proposed parking lot had been rejected for this location at least once before.

Discussion focused on how to get more information from Summit and others on this project. The Board will continue to follow this closely.

Kay called to adjourn the meeting. At 5:05pm meeting was adjourned.