

Wolf Creek Master Homeowners Association Meeting Minutes

Date: March 29, 2021

Time: 4:00pm MDT

Meeting: Zoom

Present: Kay Hoogland, Russ Watts, Melinda Roland, John Lewis, Don Stefanik, Beth Mannino, Zig Baer.

Directors absent: None

Guests: Miranda Menzies a Highlands resident.

The meeting was *called to order* at 4:03pm by Kay Hoogland. *Roll call* taken by President, Kay Hoogland.

Personal Goals - Kay wanted to begin this meeting by confirming her goals as MHOA President.

- To be more efficient and direct.
- To leave open time for any questions from attendees.
- Spend our valuable time on matters needing the MHOA focus as oppose to ordinary administrative matters.

Kay made a motion to approve previous minutes from the meetings held on November 20, 2020 and December 30, 2020. Don made a motion to approve followed by Melinda seconding. Approved unanimously.

Financials

Kay stated that the MHOA is in good shape financially. Currently we have a balance of \$68,133.89 in our account. With very little expenses we are able to sustain the high balance. There are three

expenses that are on going. St. Farm Insurance which was \$625.00 and Go Daddy \$91.00.

Kay proposed that we consider her preparing our tax's for 2021, both State and Federal. We can save money by using her and her husband Jim ,who is a tax lawyer. Kay will begin the tax prep if approved. She will not take any fees for her time.

Kay asked if there were any questions?

Don Stefanik made a motion to approve Kay's proposal. Melinda made the second. Unanimously passed.

Financial Review

Kay would like to have our outside accountants perform a review, perhaps at the next meeting.

Discussion of renewal of arrangement with Cindy Conlin, web site manager. Historically, as a legacy client, she has charged \$65 per quarter. She is now increasing the fees to \$90 per quarter. She has been very available to do training, updates, and the like. Kay suggested that we approve the new rate, on the understanding that it includes all training and other work relative to the website.

Kay made a *motion to approve the increase in Cindy Collins Fee of \$90 a quarter, on the understanding it is all inclusive and covers all her services, including training, maintenance, and all other matters.* Don made the second motion. *Passed unanimously.*

Beth stated that the Retreat has launched a new Website and will be linked to the MHOA Web Site.

Administratively, Kay reported that she is putting recurring expenses on autopay and is also paying expenses using Zion's online banking bill payment service or a debit card obtained from Zions Bank. There will be a clear banking record of all such transactions.

Kay suggested *that NO board approval be required for small, ordinary expenses in the normal course of business*. Don made a motion to approve, Russ made the second. *Passed unanimously*.

- A. There was a lot of discussion on being smart and putting a limit on expenses to protect Kay. A motion was made by Kay to amend the previous motion to the following. She proposed a \$750.00 limit for payments in the normal course of business which would not need board approval.
- B. Any payment to reimburse a Board Member for an expense must be seen by The Board and approved by Don Stefanik, Treasurer.

Melinda made a motion to approve A & B as listed above. Beth made the second motion. *Passed unanimously*.

Miranda advised the Board that she had made several payments from her personal VISA for The MHOA's expenses. It was agreed that Miranda would gather her receipts and bring to the next meeting for discussion on getting approval for reimbursement.

Old Business

Russ informed the Board that he did receive a \$5000.00 deposit from The Brackens, who are building in Hidden Oaks. Russ will go by and make a visual inspection. *Russ made a motion to approve returning Mr. Brackens deposit, \$5000.00, after the closing on the home was completed*. Melinda *made a motion to return the deposit as listed above*. Don seconded the motion. *Passed unanimously*.

Kay advised there is a woman named, Michelle McCook, who lives in Moose Hollow, who may be building. Michelle is aware of the MHOA, according to Miranda's discussions with her. Kay to give the contact information to Russ who will call her.

Russ let the board know that the Welcome Center renovations have been submitted to the ACC. Plans indicate upgrading the space where Luxury Mountain Realty will be adding a coffee sandwich shop and making individual office spaces for various business. Russ did bring up the problem he sees may come up which is parking space is limited. We will

keep any eye on how it works out and address if parking does become a safety issue.

Landscaping

It was mentioned, by Kay, that the center medium on Elk Horn had been approved for up to \$1000.00 for clean up and possibly making some changes. Miranda explained the County does have a Weed control ordinance that may affect this. Don will get back to the Board at a later date on plans to get this taken care of.

New Business

There is a problem with the Powder Mountain buses being parked and also the container that has been placed in front of the Barn. This area which is under the MHOA is zoned for recreational use only. Melinda spoke to Mark Schroetel, the General Manager of Powder Mountain. She asked that they please clean up the area by moving all the parked vehicles out of site and remove the storage container from the property. Mark indicated that Powder Mountain lawyers told him the property is no longer a part of the MHOA. He also said they would not move anything pursuant to her suggestions.

It was agreed that follow up communications should assert MHOA coverage. It may be helpful to consult with the County planners and counsel on this status.

Does the MHOA want to get into this fight? Can we afford it? Miranda suggested that Kay and Melinda contact the County planners to get their opinion on zoning and go from there. Also check with a lawyer to see if any neighborhood or land in the MHOA can be officially removed.

Neighborhood Reports

The Highlands represented by Melinda Roland: Very quiet in the neighborhood. The HOA is working on installing security cameras in the entrance. There will be a lot of new home construction this year. This of course means a lot of noise from big heavy trucks and workers coming and going from the neighborhood.

The Trappers represented by Don Stefanik: Don agreed about the new construction problems as they are also experiencing new homes. The Club House will be remodeled this year. It has been shut down since COVID began here. It's been pretty peaceful this winter

The Fairways represented by Zig Baier: There are four properties being built with one left to build. There has been a lot of construction noise, trucks, etc.

The Bridges represented by John Lewis: Bridges homes are all sold out. Water and access to building resources are presenting issues. Problem he has not enough resources for the contracts he has to build. The Commercial space that is planned next to the Fitness Center building will begin construction soon. He thinks it will take anywhere from 8 months to 1 1/2 years to complete. A Main Street will be the first area built. The old ugly mobile offices parked in the area will be painted. One will be used as the construction office the other is being moved elsewhere. John is encouraging building our sense of community. He said he has learned a lot from Russ Watts about being a good neighbor.

Trappers building discussed by Russ Watts: The Market is great. He has a few homes in Trappers sold and being built right now. He has a lot of work which he is grateful for. Russ stated that it saddened him how Summit has and is handling the Wolf Creek Barn issues.

The Retreat represented by Beth Mannino: Beth advised, like all the others have stated, they have a lot of construction going on as well. They are also looking at adding video cameras at the entrance of neighborhood. Jim O'Brien is helping set a gate up to keep folks from bringing unauthorized vehicles into the area.

Short Term Rentals

Kay said that the county planners continue to evaluate the regulations regarding STRs. All agree that enforcement is the key issue. The planners seem to be pursuing a "proof of concept" approach, under which no changes to the ordinances governing STRs will be made. Under this approach, a third party company will be retained to help enforcement via internet information gathering, notification processes, and other

administrative assistance. The county is also examining license fees and penalties.

Accessory Dwelling Units (ADU)

The county has approved a new ordinance allowing free-standing structures as ADUs under certain conditions (property size, size of ADU, parking, etc.). Also, the purchase of Transfer Development Rights may be required.

The state legislature passed a law regarding allowing ADUs within a primary dwelling (not a free-standing secondary building as in the county ordinance).

All of this may be limited in view of water issues in various areas across the valley.

Don moved to adjourn the meeting. Beth made the second. Unanimous vote in support. Kay adjourned the meeting at 5:21pm