

Wolf Creek Master Home Owners Association
Q4 2021 Meeting Minutes
[DRAFT]

Date: Nov. 16, 2021

Time: 4:00pm

Directors Present: Kay Hoogland, Russ Watts, Melinda Roland (Highlands), Don Stefanik(Trappers), Beth Mannino (Retreat)

Directors absent: John Lewis (Out of Town) , Zig Baier (Fairways)

Call To Order

Kay called meeting to order at 4:10pm. Motions made by Melinda and Don to approve the minutes. Vote to approve made.

Wolf Creek Barn Property

General Manager of Powder Mountain , Mark Schroetel, called Kay and agreed to remain on the call as part of our meeting.

Kay asked Mark to give an update on the progress of the Wolf Creek Barn property retention pond project. Mark indicated that in the next 10 days to 2 weeks the liner will be installed. A chain link fence is scheduled to be installed in 2 weeks. Russ asked Mark if it was possible to consider using a black fence in lieu of a silver, as black is less obvious. Mark indicated since the fence order was only 2 weeks out he wasn't sure if that was possible, but that he would consider and check it out. Asked about the large area that has been graded with road base, like a parking lot on the site where one was originally planned and not approved, Mark stated that no parking lot was being built. That the road base was there before and they needed it for the large equipment being parked on it and to avoid making the area a muddy mess. Kay asked Mark specifically if they intended to use that area for parking Powder Mountain employees and he stated, no. Mark did indicate that, as they have in the pass, the parking of vehicles and buses behind barn will continue.

- After call ended the board discussed any vehicles being parked on the property as they are commercial vehicles. Board is looking into ways to remedy this and will regroup at another time.

There was a lot of discussion on the various ideas for landscaping, large grasses surrounding the pond, etc. Mark made it clear they had not made a landscape plan, other than, spreading around all the excess dirt, grading it then seeding it with natural grasses. Kay let Mark know that the board would like to see landscaping that would enhance the beauty of the area since it is so close to the road and the entryway to Wolf Creek Resort Area.

Transportation hub in Valley came up with Mark. Asked if they had any further plans to build or have built a hub in the Valley for UDOT to drop off and the mountain resorts in Valley to pick up. Answer was no. Powder Mountain has contacted UTA on several occasions, in the past, without any resolve. UDOT, according to Mark, do not see any need for the expense based on the numbers coming up the Valley that would use the service. Kay asked if we could help get this going by supporting them. Mark suggested we contact UDOT to find out exactly what could possibly be done to help shuttle folks to various resorts from hubs to help consolidate traffic and parking in the Valley. Kay agreed to contact UDOT and set up a meeting. Mark thanked everyone and disconnected from the call.

Time for Annual Meeting

Motion made by Kay to have the Annual Meeting on Dec. 27th at 4:00pm on Zoom. Russ moved and Don seconded. Vote passed.

Available board seats coming up?

There are 3 seats coming up on the board. Kay asked members to consider staying on. Kay stated that it would certainly be helpful since these board members have been working to resolve certain issues throughout this year. and need, just a bit more to time to complete. All members present agreed to stay on.

G.E.M Committee Meeting

G.E.M group meet earlier this month. Kay and Don attended the meeting. It was apparent to both of them how little folks knew about the Valley's history. Kay proposed we do a community service project by a webinar

style approach. Kay and others will work together to create presentations that will inform the WC Master members of our history, what is happening now in and what future plans may in play for all of us. More to come on this around Q2 2021.

Service for the Community

Melinda has agreed to take on the, Elk Horn Drive ugly medium, project. First, She will contact Wolf Creek Water to see about getting a water meter for the Master HOA to provide the water needed for landscaping for this area. It will be minimal, desert plantings and low water friendly. Any plants planted will have drip irrigation keeping watering to a minimum. More to come after information is gathered and presented for review and approval by this board.

Financials

Board reviewed the 2021 Expense Income and Proposed 2022 expenses. Melinda made a motion to approve, Don seconded it, vote passed and approved.

Master HOA Incoming Funds

There are none. In order to make improvements in the community income will be necessary. Don suggested we look into charging a title fee on all properties sold within the Master. Discussion on \$50 per sale is being looked into and will be presented more fully at the next meeting.

Community Association Act

Don recommend anyone on the board who is not familiar with this should be.

Water Update

Don let us know that moratoriums on building are still In place and will be resisted in March by the water company.

Short Term Rentals

It is apparent that the County Commission and planners will address this in early 2022, having tabled consideration for a good party of 2021.

Kay recommended we adjoin the meeting. Don so moved; Beth seconded. Vote passed, meeting adjourned at 5:50pm

