

Wolf Creek Resort Master HOA  
2021 Annual Meeting

Date: December 27, 2021  
Time: 4:00pm  
Place: Video-Conference (Zoom)

Directors at Large:\*

Kay Hoogland, President  
Don Stefanik, Vice President (Trappers Ridge)  
Melinda Roland, Secretary (Highlands)  
Russ Watts, Treasurer (Trappers Ridge)  
Beth Mannino (Retreat)  
John Lewis (Bridges)  
Zig Baier (Fairways)

\*directors also serve as member representatives for their respective neighborhoods

A record number of 29 guests/members joined the meeting. They included Miranda Menzies, Dave Anderson, Neil Gardiner, Nico Fulleoutie (sp?), Patty Masel, Rob Garrison, AJ Yager, Andrew Marbach, Brian Elsen, Chuck & Emily Morris, Dann Suehsdort (sp?) and Janet Muir, Ellen Bauersfeld, Jeff Allen, John & Nancy Schneider, Michael Strada, Jonathon & Katy Kletzel, Misty Mercier, Robert Bird, Tia Monson, Brian Nielson (names recorded and spellings approximated due to Zoom limitations)

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Kay called the meeting to order at 4:05pm.

WELCOME AND INTRODUCTIONS

Kay welcomed the returning board members and all guests from various neighborhoods. Kay suggested introducing the board for all our guests/members (directors gave brief introductions).

Kay also opened the floor for all 29 guests to introduce themselves.

FINANCIAL UPDATE/BUDGET

We have a very stable financial situation – generally in the neighborhood of \$60,000, kept in Zion Bank accounts.

We have the power, but HAVE NOT, levied assessments since about 2012.

Accordingly, we have a conservative “maintenance” mindset. Our work focuses on monitoring goings on in the MHOA boundaries, and communications on such matters.

Our recurring bills are minimal, relating to our PO Box, Insurance, State Business licensing, and website presence and maintenance. This ZOOM account belongs to one of our members and is offered, gratis, for meetings as needed.

We have increasingly relied on volunteers to do our work: Jim O'Brien, retired tax attorney, prepared and filed our taxes.

Kay has learned how to post and do minor edits and uploads on our website, though we have a contractor who helps and does routine maintenance.

Our Design Review Board relies on the expertise of Russ Watts and Melinda Roland, both board members, to review and assess building or projects that are subject to MHOA boundaries and CC&Rs.

Kay reviewed the final 2022 budget, which was approved by the Board at our Q4 meeting in November (posted on website and attached to announcement of meeting).

## MHOA YEAR IN REVIEW

Our annual letter explains generally what we have focused on in terms of day-to-day operations and unique events.

Day-to-Day: simply keeping the wheels on the bus!

- Website, PO Box, Banking, etc.
- Quarterly meetings
- Keeping up to date: Zoom participation in various County Commission meetings, Ogden Valley Planning meetings, GEM meetings (a small volunteer group that follows valley development, water, etc. reported often in the Valley News). Next GEM meeting is Wednesday, Jan. 5 at library and zoom)

Unique Events: Construction or Property Impact Issues

- Home construction (1-2 that are within MHOA boundaries but not in formal HOA)
- Commercial: the Welcome Center renovation and the addition of the parking lot to accommodate businesses and their customers (property at the entrance to Moose Hollow)
- The Wolf Barn property owned by Summit. This has been most visible. Two overlays: Zoning and CC&R's. Zoning is AV-3 (Agricultural use). The Wolf Creek Resort Zoning Agreement of 2002 also designates the property as open space.
  - Water Retention Pond: required as part of Summit's settlement with various water entities. This was the most appropriate geographic location available.
  - Plans for a Parking Lot, for roughly 200 plus cars, for a "park and ride" for Summit employees and others visiting Powder Mountain. Through discussions with Summit and our own research, we determined that:
    - the existing park and ride property lease adjacent to Valley Market was still available, eliminating the immediate need for an alternative site;

- there were some residents who had raised legal issues under the 2002 Zoning Development Agreement which indicated that this was to be open space;
  - this was a second or third time Summit had tried to use the land for commercial parking, which previously had been opposed by the community as a whole;
  - there was additional concern over the landscape, placement, traffic, and other issues.
- Based on these discussions and correspondence, Summit withdrew their application to the County to create a parking lot on the Wolf Barn property and the project was stopped.
  - The retention pond work continues. We continue to discuss landscaping to ameliorate aesthetics – better fencing; landscaping; plantings
  - Summit’s use of the lot to park excess or aged vehicles has become a chronic problem. This is contrary to the AV-3 zoning, which limits utilization to agricultural use as well as the Zoning Development Agreement and CC&Rs. The property should not be used as a boneyard for a commercial enterprise. The single operative bus is also linked to a commercial enterprise, not agriculture. The Master HOA continues to urge Summit to halt this practice and remove the vehicles.
  - All this presents a balance between property rights, county regulations, HOA concerns, and simply being a good neighbor.

#### Election of MHOA BOARD 2022

Board of 7 members. 3 seats are up. Each 2 year terms.

Voting is done on a weighted basis, based on the units of property each board member represents.

Those who submitted documents to run for the open seats are:

- Russ Watts. Owner in Trappers Loop as well as other areas within the MHOA boundaries. Headed our Design Review Board. Very active and helpful.
- Michael Zingg, resident of The Fairways, a new member to replace the seat vacated by Zigg Baier.
- Kay Hoogland, resident of The Retreat and current MHOA President.

Kay asked for nominations from the floor. There were none. Melinda made motion to vote, Beth made the second. Vote passed.

Congrats to Russ, Mike, and Kay! Two year terms to begin Jan 1, 2022

#### QUESTIONS OR CONCERNS FROM THE FLOOR

Kay again opened the meeting to the other attendees.

Misty Mercier asked about the MHOA Welcome Project being discussed presently by the board. Kay explained the Board is putting together ideas on educating residents of Wolf Creek on what the MHOA does and why, as well as historic and current issues affecting our area (e.g., water rights, zoning, etc.). As Kay stated, we are working on this and will share what we come up in the upcoming months.

Andrew Warbach asked about the water situation in the Valley. Miranda Menzies, who was on the Zoom call and serves on the Wolf Creek Water & Sewer Improvement District, offered a well-rounded explanation of a very complex problem. We need more water. A well will be dug beginning in January off of Elkhorn Road. The District has submitted grant proposals to the Weber County Commissioners for money to assist WCWSID with other specific projects. Without the grant, bonds may be required to cover the expense which, of course, will then be paid back from us through higher property taxes.

Following this Q&A period, Don Stefanik moved to close the meeting since there were no other comments or questions. Beth made the second. The motion passed unanimously and the meeting adjourned at 5:15pm