Wolf Creek Resort Master Association

Meeting Minutes

Dec. 13, 2022

**Time:** 4:00

**Location**: Zoom

**Attending Board of Directors:**

Kay Hoogland, President

Don Stefanik, Vice President /Trappers Ridge

Russ Watts, Treasurer /Trappers Ridge & Eden Escapes

Beth Mannino, The Retreat

Eric Household for John Lewis / Lewis Properties

**Minutes**

August 9, 2022 minutes were reviewed and approved. Moved by Beth, seconded by Don. Approved

**Fairways Representation**

Walt Jones, President, will be serving on the Board as the Fairways representative. Appointed to fill vacancy by Mike Zingg. Gary Costantino will also step in as needed to cover when Walt is unavailable.

Don moved, Russ seconded, to formally recognize Walt Jones as representative of Fairways. Passed unanimously.

**Annual Meeting Preparation**

Discussion of topics in addition to regular formalities. Don and Russ will present a water update. Kay will do a legislative update on the Ogden Valley Planning Commission/Weber County Commission.

**Financials**

We reviewed the proposed 2023 budget. Motion to approve by Don, seconded by Beth. Passed unanimously.

Discussion of expense and desirability of outside review, given such little financial activity. Consensus was not to do outside review unless there is greater financial activity. Don offered to review this issue and come up with a solution.

Discussion of investment proposal by Beth to put surplus funds in a Federal Treasury Bill.

**Summit Barn**

Based on the request from the Master, Summit changed the chain link fence to a black, which is less visible. Thanks to Russ for that suggestion. Dayson Johnson has replaced Rory Murphy as a contractor for Summit. Kay and Dayson will discuss Summit’s renewed proposal to use the property as a park and ride, despite repeated prior rejections of that approach.

**Short Term Rentals**

The County Commission is now considering the “proof-of-concept” proposal approved by the Ogden Valley Planning Commission two years ago. The Board approved the suggestion that we draft, review, and then send a letter supporting the proof-of-concept proposed approach.

**Update on Building**

Eric gave an update on John Lewis’ projects.

**Water Update**

Discussion will be deferred to the annual meeting.

**DRB Activities**

Russ will set up a meeting to review the Pointe. He can contact Ray Bertoldi.

Powder Canyon at the entrance to Moose Hollow has started a dig. It’s a 60 unit community. They do have water for 20 of the units. First phase is two buildings. Eric will advise us of contacts. Don also said we can get it through WCWSID.

The last home is being built by Russ in the Fairway.

Motion to adjourn meeting made by Don and seconded by Beth. Meeting adjourned at 5:20 pm.