

## Wolf Creek Homeowner Association Q1 2022 Meeting Minutes

DATE: Feb. 14, 2022

Time: 4:00pm at John Lewis Office

Directors Present: Kay Hoogland, Don Stefanik, Melinda Roland  
Russ Watts (via phone), Beth Mannino, John Lewis

Others Present: Betsy Jennings, Doug Jackson, Eric Householder with Lewis Homes

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### *Call to Order*

Kay called the meeting to order at 4:00pm. Motion made by Don and seconded by Melinda to approve Q4 2021 meeting minutes. Minutes approved.

### *Bank Account Status & Recent Expenses*

Kay reviewed the financials. As usual, the ongoing expenses for maintenance items were reported. No unique expenses reported.

Kay reviewed the website charges covered by Miranda Menzies as discussed in previous meetings. Kay issued a check to Miranda Menzies to cover this. Melinda moved to approve the transaction, Beth seconded. Vote passed unanimously.

Discussion held on looking into possibly separating accounts from non-interest bearing to interest bearing, considering the funds are over \$50,000.00. Kay to consider the options and report back next meeting.

### *Officer Elections*

Board officers currently up for re-election: Kay Hoogland, President; Don Stefanik, Vice President; Melinda Roland, Secretary; Russ Watts, Treasurer.  
Beth Mannino moved and Russ Watts seconded. Officers elected unanimously.

## **New Business**

### *Summit Barn Updates*

Kay has been waiting to hear back from Mark Schroetel, General Manager Powder Mountain.

MHOA concerns include, but are not limited to, the potential parking lot area which has not been approved by Weber County, the amount of dirt being moved, the retention

pond construction site, chain link fencing possibility, and landscaping needs. This has been an on-going conversation with Mark since last year. Mark assured the MHOA that no parking lot was being built. The County application to do so had been withdrawn. Mark suggested the road base was put down to avoid a muddy mess for the vehicles needed there on site.

MHOA will continue dialogue with Powder Mountain on the construction that is on-going at the Wolf Creek Barn property. MHOA will also continue keeping an eye on what is occurring there.

### *STR Short Term Rentals*

The Ogden Valley concerns of overbuilding of STRs has taken a back seat at the County because of the county's prioritization of water needs, sewer capabilities, and infrastructure. The County plans to address STRs in 2023.

### *Wolf Creek Water Sewer*

There are phosphates showing up in the Pineview reservoir along with increasing amounts of nitrates. The Weber County Commissioners are asking Wolf Creek Water and Sewer Improvement District (WCWSID) to take over the sewer services for much of Ogden Valley. WCWSID is not in the position at this time to consider this request. Right now the priority is finding more culinary water for Wolf Creek.

### *Water Update*

Drilling is ongoing at the Elkhorn location. So far they have dug 800 feet and hoping to go to 1200. There is no guarantee that this will work. Russ and Rob Thomas of WCWSID will keep us up to date on the ongoing progress there.

Another possibility is above the Retreat. Rob is looking into the affordability for that location. Money will need to come from somewhere for these operations as WCWSID cannot afford the costs alone.

John Lewis is drilling a well at Osprey Ranch location. John said their test well hit 100 gallons per minute. John used the term 'put a straw in the lake' to get water. Long discussion on various legal issues and county rules. John is hoping to get WSWSID to provide sewer services for his development in exchange for building the pipeline.

### *The Village Core Update*

John stated without available water now there is not any push forward with building the Village core. He sees a 1-to-2-year window ahead for hopefully beginning actual construction. His plan is to add or improve the following:

Larger Fitness Building  
Swimming Pool

Relocate Driving Range  
Hotel Added  
Restaurant Added

John is asking the county to allow him to take density from the Village core and use to build the units on his newly purchased Cobabe land located right below Trappers.

### *Cobabe Ranch Development*

Eric gave a visual presentation on what the plan is for taking some of the density away from the Village core in Wolf Creek Resort and transferring that to the development at Cobabe Ranch. There were explanations made regarding different zoning requirements for the land and other technical issues.

John presented information on what the development would look like.

There will be 3 acre, 2 acre, and 1 acre parcels for residential single family homes. These parcels would follow county rules for being able to have horses (one per acre), barns, chickens etc. Home styles will be mountain modern and landscaping will be required for a portion of the property. They would like to have a horse trail that connects to the WC Resort trail and on to Middle fork. These are to be no ATV's or snowmobiles allowed to be ridden through the open spaces. There is no plan to allow STRs within these homes.

Townhomes will also be a part of this development. The building style will be very similar to The Ridges. STRs of 3 nights minimum will be allowed, which is like Trappers. John made his opinion clear that he wanted to add the Cobabe Ranch property into the Wolf Creek Resort development via the 2002 Zoning Development Agreement but does not want property to be under the MHOA CCR restrictions.

John explained that he believes the primary purpose of the MHOA is applying the building standards under the CCRs. He suggested that would not be necessary since he will be open and transparent in developing CCRs for Cobabe. He sees no reason that anything else is necessary since his goals are to build an upscale mountain modern theme keeping with all his other projects within the MHOA. He also wanted to guard against a bad person (citing a prior name from early development days) trying to get control of the MHOA.

Kay asked for more clarity on the legal identify of the LLC's which John uses to develop these properties. She stated that the LLCs are not "Wolf Creek Resort." She indicated that John does not own the name Wolf Creek Resort, but that

name is unique to those properties identified in the 2002 Zoning Development Agreement (ZDA) creating Wolf Creek Resort and included in the Master HOA.

She asserted that if the Cobabe Ranch property is created by expanding the ZDA and using units created thereunder, then the Master CCRs should apply. She also noted that the promises John had made about transparently creating compatible CCRs for Cobabe would not protect the Wolf Creek Resort community if the property were sold or if something happened to John and successors were not bound.

#### *Other Projects within MHOA*

The Pointe development is being advertised. The builders/owners haven't reached out to the MHOA for CCR's compliance and approval. Kay had called the realtor selling the units (Destination Properties-the only number listed) who had promised to refer the builder to her, but this hadn't occurred. We will continue to pursue this.

#### *Elkhorn Median Landscape Issues*

The MHOA does NOT own this property, the county does. Melinda will reach out to the county and see what can be worked out to keep this area clean and weeded going forward.

Kay called for a motion to adjoin the meeting at 6:19pm. Beth made a second motion and all agreed. Meeting adjoined at 6:20pm