

**Wolf Creek Master Homeowner Association
Q2 Meeting Minutes
August 9, 2022**

Date: August 9, 2022

Time: 4:00pm

Location: Kay Hoogland's home and also Zoom

Attending Directors: Kay Hoogland, Don Stefanik, Melinda Roland
Russ Watts (by Zoom), Beth Mannino, The Retreat; Gary Constantine, The Fairways;
Melinda Roland, The Highlands; Don Stefanik, Trappers

Others in Attendance: Eric Householder, Representing John Lewis

Call To Order

Meeting called to order by Kay at 4:10pm. Motions to approve made and passed.

Kay presented the meeting minutes from last meeting. Don moved to approve and this seconded by Beth. Adopted unanimously.

Financials

Kay presented the ongoing expense report. Discussion was had regarding obtaining a CD for \$50,000.00 held currently in regular checking for MHOA. Kay will contact Zion Bank for information. Kay made a motion to approve the transfer to CD, Beth made a second. Passed unanimously.

Kay will also contact another CPA firm to discuss hiring for annual financials.

Adding transaction FEE for MHOA income?

Kay and Melinda would consult counsel on transfer fees. MHOA needs concrete information on the legality of this option to go forward. There was some objection raised as to the need for such a fee.

Elk Horn Road Median

Melinda had Western Landscape cut down the weeds for the entire area. Everyone in attendance agreed it looks much better. The MHOA does not own this land. Therefore, Melinda will get in touch with Weber County Road department to find out what can be done with maintaining the area or even possibly getting it landscaped a bit. Melinda will bring the information obtained to our next MHOA meeting. Don to give Melinda a name to contact at Weber Road Services.

Village Core Landscaping

Melinda brought to the MHOA attention the unkept areas within the Village Core that are totally overgrown by weeds, parking lot used by commercial trucks, commercial building supplies storage in lots, etc. Eric Householder agreed to get with John Lewis and have area cleaned up. The area owned by the Water company will be handled by Don.

The Pointe Construction Site

Russ Watts to contact Ray Bertolli regarding the MHOA ACC papers to be submitted for approval for this project.

Powder Canyon

Eric will find out who currently owns this property and let us know. They will be informed of the property being within the MHOA and advised to contact the ACC for any questions or suggestions on further building there.

Cobabe Ranch and Eagles Crest Developments Master Plan Development Overlay and what is it exactly?

Eric reviewed the proposals being advanced by John Lewis for Cobabe Ranch, the area south of Wolf Creek Resort, and Eagles Crest, below the Bridges. There is still some uncertainty about how these developments will be proceeding. There is consideration of using a new zoning classification called a Master Plan Development Overlay, which is a replacement for the PRUD classification. It is also uncertain whether this will proceed as an amendment to the Wolf Creek Resort Zoning Development Agreement of 2002 (ZDA), which created the Wolf Creek Resort for the areas identified thereunder, or as a free-standing development not included under the ZDA. John also is moving density units from the "Exchange," which is the central business area of Wolf Creek Resort, to these two areas in Cobabe and Eagle's Crest. John is persisting in his position that these development should not be part of the Master HOA. Kay made clear that if done through an amendment to the ZDA, then the CC&Rs, which include the Master HOA, should apply.

Wolf Creek Barn Area Updates

Rory Murphy, Director of Real Estate at Powder Mountain joined our meeting via Zoom. Rory introduced himself. Rory has lived and worked in Park City over the past 30+ years. Rory has many years of business experience related to the ski industry and commercial real-estate business. Rory has also served on the Summit County Land Trust Board.

Rory shared that currently he is hoping to put order to chaos at Powder Mountain. He is helping to sort out and sell the real-estate up there. He is also working to improve the relationships with the Powder Mountain water district community and Powder Mountain.

Kay shared with Rory the past few years history the MHOA has experienced with Powder Mountain regarding the construction on the Wolf Creek Barn property. Examples were; the parking lot that was built but Powder says isn't a parking lot; putting up a chain link fence around the retention pond without any plans to landscape the area; apparently rejecting the MHOA's request that the fence be black and that landscaping be added; and the poor overall condition of the Wolf Creek Barn.

Rory has pledged to go look into the Barn issue. He was not aware of the problem. he too, has a love for history and would like nothing better than to see the barn restored if it's feasible. Also, he did confirm that he had stopped the aluminum fence from being put up. It will be a flat black painted link fence and black poles will be placed over the metal ones. Landscaping with trees, ornamentals natural grasses will be placed around the pond. He will see to it that it is made to look natural and beautiful for the community. Everyone within the MHOA board and neighborhoods representatives were supportive of the black link fence and landscaping.

Kay thanked Rory for his presentation and shared that all of us within the MHOA are excited that he's there and look forward to working with him.

Melinda made the motion to adjourn, seconded by Beth. 100% yay votes to pass.

Meeting Adjourned at 6:25pm