

Wolf Creek Master HOA  
(d.b.a. Wolf Creek Resort Master Association, Inc)  
P.O Box 723, Eden UT 84310

November 3, 2017

Letter to Owners

Dear Wolf Creek Property Owner and neighbors

This letter is to invite you to the **Annual Meeting of the MHOA, to be held on Monday December 18, 2017 at 4 pm at the Trappers Ridge Clubhouse, 5801 E Elkhorn Drive, Eden, UT 84310.** At that meeting we will review the year's progress at the Wolf Creek Resort, the proposed budget for 2018 (attached), and the Member Representatives of the HOAs will elect the continuing Board of Directors for the MHOA. Nominations (including self-nominations) are requested for four two-year positions. The remainder of this letter provides information on these points.

Background: For the majority of neighborhoods, there is both a neighborhood association HOA (e.g. Trappers Ridge HOA, Fairways HOA, Retreat HOA and Highlands HOA), and the community-wide Master HOA. This letter concerns only the Master HOA (MHOA), which was formed through the 2002 Covenants, Conditions and Restrictions (CC&Rs) on the development lands of Wolf Creek. It is an "umbrella" organization for the Wolf Creek Resort. The MHOA is an independent entity comprised of the neighborhood associations of Wolf Creek, controlled by a Board of Directors, who are elected by vote of Member Representatives of the neighborhood HOAs.

Progress at Wolf Creek: The Wolf Creek Golf Course enjoyed another excellent year. Ground has been broken for a new pro-shop, grill and members lounge with event space, located near the putting green and cart facility. John Lewis has also started construction of the Bridges at Wolf Creek – a subdivision on the north-west area of the resort above Fairways. The main entry is being built off Fairways Drive.

During the year, construction work was completed on the subgrade of an extension of Moose Hollow Drive to Elkridge Trail. Once a permanent surface is in place, this will provide a useful second access route to the eastern part of the resort.

Construction has also begun on a path from Wolf Creek to Eden, parallel to the road. Weber Pathways (a registered charity) is managing the path project, on behalf of a partnership between Weber County, UDOT, and private donors, including Wolf Creek Resort. If you wish to help, tax-deductible donations can be sent to [WeberPathways.org](http://WeberPathways.org), earmarked Wolf Creek Trail.

During 2016, we set up a Wolf Creek Master HOA website at <http://wolfcreekresortmasterhoa.com> which includes archive of CCRS and other useful records. We will continue to communicate electronically with owners, through the neighborhood HOAs.

The MHOA continues to operate a Design Review Board (DRB), which reviews plans for proposed structures on parcels covered by the MHOA. Structures are required to conform to the Design Guidelines of the DRB. Independent Architectural Committees or DRBs operate in the Highlands, The

Retreat and Fairway Oaks, applying their own specific design guidelines, schedules of fees and security deposits. The MHOA is also enforcing lot for sale signage requirements, established in 2008.

Financials and MHOA Budget 2018: The neighborhood HOAs conduct the needed trail maintenance and enforcement for their communities, with annual or monthly assessments. The MHOA itself did not charge annual assessments for 2013 through 2017, and again has budgeted zero assessment for 2018 since the current funds in hand are approximately \$57,000. See attached proposed budget, which will be voted upon at the Annual Meeting, December 18, 2017. Please pass your thoughts on this budget to your neighborhood HOA representatives.

Elections: Please contact your neighborhood HOA if you are interested in standing for election to the MHOA Board. It is important for Owners to be active in the MHOA, which meets quarterly. Four Directors will be elected at the Annual Meeting based on voting by Member Representatives of the neighborhood HOAs. As described in the master CCRs, the number of votes cast by a Member Representative will be based on the number of platted lots in the neighborhood; the Directors shall be Owners with assessments paid to date. All candidates are considered to be elected At Large.

Sincerely,

Wolf Creek MHOA Board of Directors:

Miranda Menzies, President – Highlands Resident

\*John Lewis, Vice President - The Retreat / Powder Canyon / Bridges - Declarant

Ryan Carlson, Fairways Resident / DRB member

\*Don Stefanik – Trappers Ridge Resident

Russ Watts, Treasurer / DRB member – Trappers Ridge Declarant

Melinda Roland, Highlands Resident / DRB member

Gary Haas, Retreat Owner

\*Board Member nominated for re-election