

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

November 23, 2018

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 Friday December 14, 2018 at 3 pm at the Wolf Creek Golf Course Members Lounge, Eden, UT 84310, in the new Clubhouse.** At that meeting we will review the year's progress at the Wolf Creek Resort, the proposed budget for 2019 (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 has had another exciting year. The new pro-shop , grill and members lounge with event space, were finished and Chef Luis has been acclaimed as a great addition to the restaurants in the Valley. Thursday evening Wolf Creek dinners have been particularly popular. Russ Watts has started construction of Eden Escape, west of the 15<sup>th</sup> hole. These will be large corporate retreat homes. Construction also continues on the Bridges – a subdivision on the north-west area of the resort above Fairways with smaller homes offered.

During the year, paving was completed on the extension of Moose Hollow Drive to Elkridge Trail, providing a useful second access route to the eastern part of the resort. An emergency access and trail are now under construction towards Wolf Creek Drive.

The path from Wolf Creek to Eden, parallel to the road has been substantially constructed, with the paving scheduled in Spring 2019. 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 Eden Path.

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 walking trail maintenance and enforcement for their Wolf Creek communities, with annual or monthly assessments. The MHOA itself did not charge annual assessments for 2013 through 2018, and again has budgeted zero assessment for 2019 since the current funds in hand are approximately \$57,000. See attached proposed budget, which will be voted upon at the Annual Meeting, December 14, 2018. 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. Three 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 each 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 (retiring)

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

Alar Elkin, Trappers Ridge Owner

\*Board Member nominated for re-election