



Wolf Creek Master HOA (d.b.a. Wolf Creek Resort Master Association, Inc.)
P.O Box 723, Eden, UT 84310
<https://wolfcreekresortmasterhoa.com/>

To: Wolf Creek Property Owners
From: Wolf Creek Master Home Owners Association Board
Date: December 10, 2020
Re: Updates and Annual Meeting (12/30/20 @ 4 pm)

Greetings from Eden, Utah! While navigating this unique year, residents have continued to enjoy life in the Wolf Creek neighborhoods. We have welcomed some existing out-of-state owners who have moved here temporarily or permanently, as well as newcomers who are hoping to buy or build in our area.

Background

Most Wolf Creek properties fall under a neighborhood association HOA (e.g., Trappers Ridge HOA, Fairways HOA, Retreat HOA, Highlands HOA), as well as the community-wide Master HOA (MHOA). The MHOA was formed pursuant to the Covenants, Conditions and Restrictions (CC&Rs) governing the development of Wolf Creek starting in 2002.

This letter concerns **only the Master HOA**. The MHOA serves as an “umbrella” organization over the properties in the Wolf Creek Resort. It functions as an independent entity governed by a Board of Directors, who are elected by Member Representatives of the neighborhood HOAs.

Current MHOA Activities

Today, the MHOA serves as a vital connector among Wolf Creek’s neighborhood HOAs and other areas falling under the CC&Rs. This role has become even more critical as Valley activity has increased. The MHOA Board meets quarterly and focuses on the ongoing mission of the Master organization:

- Prudently managing MHOA funds and resources (assessments have not occurred since 2012).
- Reviewing, through the MHOA’s Design Review Board, proposed new buildings and homes that may not be subject to a neighborhood HOA.
- Communicating among constituent Wolf Creek neighborhoods while advancing the ongoing health and vitality of Wolf Creek community.

This year, the Board has concentrated its efforts on the following initiatives:

- Conservative management of operational expenses. We have sought to reduce our minimal overhead even further by performing more activities in-house. This means preparing most of our own interim financial reports throughout the year, while reserving more costly external CPA work for an annual financial report and tax preparation. Similarly, we have become more hands-on in management of our website, allowing us to more freely update and share information there.
- Digitization of operations wherever possible. This includes managing finances through Zion Bank's online account capabilities. By necessity, this embrace of electronic resources also has included holding meetings via ZOOM and otherwise relying on electronic communications.
- Monitoring and sharing information on a variety of issues that affect owners, such as Weber County's consideration of ordinance changes regarding Short-Term Rentals (STRs) in the Valley. In this regard, we supported more effective enforcement of code regulations where STRs are already permitted, rather than a proposed expansion of areas in which STRs are allowed. We also spoke at Weber County Commission hearings against the building of a gravel pit adjacent to Snowcrest Junior High School. We continue to routinely follow and attend many Commission meetings and other events of importance to our members' interests.

Elections

Please contact your neighborhood HOA if you are interested in standing for election to the MHOA Board. The nomination form is attached to this letter. The board election occurs at the Annual Meeting based on votes of the neighborhood HOA Member Representatives, weighted according to the number of units per neighborhood. Directors must be owners with assessments paid to date. All candidates are considered to be "at large."

Annual Meeting

The MHOA annual meeting will be held over the holiday break, via Zoom, on December 30, 2020 at 4 pm. Information about the meeting is posted on the website.

In conclusion, we hope that you and yours have a healthy and happy holiday season as we all look forward to 2021.

Sincerely yours,

Wolf Creek MHOA Board of Directors

Kay Hoogland, President/The Retreat
John Lewis, Vice President/Powder Canyon and The Bridges
Russ Watts, Treasurer/Trappers Ridge
Melinda Roland, Secretary/The Highlands
Beth Mannino, The Retreat
Walter Jones, The Fairways (Neighborhood Rep)
Don Stefanik, Trappers Ridge (Neighborhood Rep)

**WOLF CREEK MASTER HOMEOWNERS ASSOCIATION
2020 Board Member Nomination Form**

Please use this form to nominate yourself or another property owner in Wolf Creek for an open position on the Wolf Creek Master Homeowners Association (MHOA) Board of Directors.

Nominations are sought for all of the seven Director positions (terms vary from one to two years). Candidates are required to be Owners within the parcels covered by the MHOA CCRs, in good standing, with assessments paid up to date. The candidates will be voted upon by the member representatives of the neighborhood associations at the Annual Meeting, to be held on December 30, 2020 at 4pm via Zoom video conference.

The MHOA Board meets on a quarterly basis within a calendar year. The positions of President, Vice President, Secretary and Treasurer, will be decided upon by the Board at their first meeting, which will occur within 10 days of the Annual meeting.

Please provide the information requested on this form and return it to the MHOA Board by **December 24, 2020, via email**, to Kay Hoogland, President of the MHOA. Kay's email is: kayhoogland@me.com. If you have any questions, please feel free to contact her via email or phone at 847-404-7770.

Thank you - the MHOA Board

Name of Nominee:

Nominee's Lot Number(s):

Neighborhood:

Nominee's Address:

Nominee's Phone:

Nominee's Email Address:

Preferred Term: One Year _____ **Two Year** _____

Nominee Qualifying Background / Interest for Board of Directors Position (attach document)