



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

Letter to Owners from Master Home Owners Association (MHOA) Board

Re: Updates and Annual Meeting (12/27/21 @ 4 pm)

We are writing to update you on our activities over the last year as well as to invite you to our annual meeting, via Zoom, on December 27, 2021, at 4 pm.

Background

This letter concerns *only* the Master HOA (MHOA), which was formed pursuant to the 2002 Development Agreement governing certain properties in the Wolf Creek area and the related Covenants, Conditions and Restrictions (CC&Rs) that apply to those properties.

The MHOA is an “umbrella” organization for the Wolf Creek Resort properties. It 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. We also represent those few areas covered by the 2002 Development Agreement that have not formed a neighborhood HOA or are other types of identified property.

Annual Meeting

We are holding our annual meeting over the holiday break, via Zoom, on December 27, 2021 @ 4 pm. Further information about the meeting will be posted on the website. If you wish to join us, please don't hesitate to contact Kay Hoogland (kayhoogland@mac.com or 847-404-7770). She will share the Zoom call information and it will be posted on our website 24 hours in advance of the meeting. (<https://wolfcreekresortmasterhoa.com>)

Current MHOA Activities

Today, the MHOA serves as a vital connector among Wolf Creek's neighborhood HOAs and other areas falling under the Development Agreement and CC&Rs. This becomes even more critical as Valley activity has increased. The MHOA Board meets quarterly and focuses on the ongoing mission of the Master organization. Currently, the most notable activities of the MHOA are three-fold:

- The MHOA prudently oversees the funds of the MHOA (assessments have not occurred since 2012).
- The MHOA's Design Review Board reviews proposed new buildings, homes, and other projects that may not be subject to design review by a neighborhood HOA but are governed by the Master CC&Rs.

- The MHOA serves as a critical communication vehicle among constituent Wolf Creek neighborhood associations, advancing the ongoing vitality of the Wolf Creek Resort community.

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

- Conservative management of operational expenses. We used volunteers to prepare taxes and maintain our state and banking records.
- Following a variety of issues that affect owners, such as Weber County's ongoing consideration of Short-Term Rental regulation in the Valley. We have continued to oppose further expansion until there is proof of effective enforcement of code regulations where STRs are already permitted.
- We have performed design review work for residences as well as other projects in properties governed by the 2002 Development Agreement. Among these are the renovation and parking for the former Welcome Center at 3620 N. Wolf Creek Drive, now occupied by Mountain Luxury, Bertoldi Architects, and Peddlers Café. We also are having ongoing discussions with the Summit Mountain Holding Group LLC regarding projects on the Wolf Creek Barn property.

Elections

Please contact your neighborhood HOA if you are interested in standing for election to the MHOA Board. Directors are elected at the Annual Meeting based on voting by Member Representatives of the Neighborhood HOAs. In the past, most directors have been neighborhood HOA Board officers or Declarants (prior to formation of HOA). 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.

We hope that you and yours have a healthy and happy holiday season as we all look forward to 2022.

Sincerely,

Wolf Creek MHOA Board of Directors

Kay Hoogland, President – Retreat Resident
Don Stefanik, Vice President – Trappers Ridge Owner
Russ Watts, Treasurer/DRB member – Trappers Ridge Owner
Melinda Roland, Secretary/DRB member – Highlands Resident
Zig Baier – Fairways Resident
John Lewis - Bridges Declarant
Beth Mannino – Retreat Resident