

MINUTES
MARCELLA HOA SPECIAL MEETING AGENDA
June 8, 2022 11:00 AM
Held at 9143 N Mayflower Mine Rd and via Google Meet

Introduction and Call to Order

Brett Boren called the meeting to order at 11:00.

Position of officers

President- Brett Boren [Marcella HOA]

Vice President- Justin Belliveau [Marcella HOA]

Treasurer- Graham Larson [Marcella HOA]

Review and Adoption of the Annual Budget

Graham provided an overview of the annual budget for 2022, as well as a preliminary estimate for 2023. There will be no assessments for 2022. It is currently estimated that 2023 annual assessments will be \$2,000/lot. This estimate assumes that snowmaking and maintenance on private ski trails is required. That is a highly unlikely scenario, however the timing and amount of any assessments is still to be determined at a future meeting of the HOA.

New Business

- Estimate of HOA dues commencing, Master Dues- it is anticipated that HOA dues will commence in 2023, although timing and amounts remain to be determined.
- Gatehouse update- construction of the Gatehouse is scheduled to commence within the next couple of months. It will likely remain un-manned while construction activities continue to take place within the community. The project team will provide updates on timing.
- Design Guidelines- text for the Design Guidelines and Rules and Regulations (below) are being finalized, including rules and regulations governing construction.
- Rules and Regulations- as outlined above, the project team will circulate Rules and Regulations while complete.
- Galena 3 plat timing- this will be the next plat recorded within the community, and will consist of 9 lots (one of which will be the location of the clubhouse). This plat is estimated to be recorded within the next few weeks.
- Infrastructure progress- significant work is underway on road improvements and utilities. It is anticipated that paving will take place between August and

October. Please check in at the project office if you are interested in touring the community for a firsthand look at progress.

- Owner contact - email and electronic- our practice going forward will be to prioritize electronic communication, except instances where the transmission of paper documents will be required.

Owner Open Forum

Owner questions included the following:

1. Please explain the design review process:
 - full details on the design review process can be found in Chapter 5 of the Design Guidelines.
 - in summary, the process commences with a review of ideas and concepts, progressing then to preliminary and then final design approval. Wasatch County is the jurisdictional authority that will issue building permits.
2. Why is there cost shown in the budget while there is limited activity:
 - there are some limited expenses anticipated for 2022 (for example, snow removal)
 - the budget also shows for illustrative purposes anticipated expenses commencing in 2023
 - the budget for 2023 will be set at the first annual meeting of the HOA, to take place in Dec or Jan
 - there will be no assessments or dues in 2022
3. Are there pictures of current activity that can be shared:
 - please see the attached photos included with these minutes
4. Did Galena 2 sell out:
 - 30 of the 60 lots are sold, with several more under contract
5. Is there any news on the design of the golf course:
 - progress is being made, but there is currently nothing to report
6. Is there anything to report on coordination with Deer Valley:
 - nothing to report
7. Is there any update on the hotel properties:
 - MWR hotel is underway (2-2.5yr build, 500-600 rooms, largest conference center in the state)
 - no flag has been announced
8. What lots will be released when:
 - Big Dutch lots are the next to be released