

Marcella HOA Board Meeting Minutes

Date: September 30,2025

Time: 4:00 p.m.

Location: Marcella Trailer & Via Zoom

Call to Order

Presenter: Jing Jiao, President

Jing called the meeting to order at 4:04 p.m. A quorum was established as all board members were present.

Board Members Present: Jing Jiao – President, Graham Larson – Secretary, Ashlie Hansen – Treasurer.

Additional Attendees: Mark Allen – Construction Coordination, Oliver Ostler – Design Review, Melissa Maggard – Guest.

Zoom Attendees: Michael Alexander, Rob Taylor, Gary, Peter McMillan, Nicole, Amanda & Darrel, Lori, Scott Gustafson, Andrew McGill, John Grunow, James Beech, Julia Saul, Brent Witte, EK.

Minutes Recorded By: Ashlie Hansen, Treasurer

Community Updates & Announcements

Presenter: Graham Larson

- Introduction of Melissa Maggard to assist with owner services.
- Deer Valley continues updating the hill; new lifts have been installed.
- Marcella Mountain Lodge construction is underway, with progress visible as the building goes vertical.
- Photos shared of trails and bridges. HOA working toward monthly developer updates.
- Construction will slow during ski operations (November–April).
- Introduction of Mark Allen as HOA Construction Coordinator.

Design Review

Presenter: Oliver Ostler

- 21 homes currently in process.
- 30 additional plans in the design review phase.

Owner Portal

Presenter: Melissa Maggard

- Buildium will be the new Owner Portal for communication and accounting.
- Launch expected late October to early November, full access by December.

New Business

Presenter: Graham Larson

- Snowmaking coordination with Deer Valley for private trails.

Budget Presentation

Presenter: Ashlie Hansen

- Assessments begin January 1.
- Draft budget to be circulated for homeowner review.
- Projected annual assessment: \$4,050 per unit.
- No major changes anticipated.

Open Forum

- Ski Pass will provide construction coordination access to all mountain areas including private trails.
- Setback rules may be reviewed for community benefit.
- Only the Board votes on budget adoption; notice will be given to homeowners.
- McHenry Area road completion delayed until Fall 2026; HOA working with Master Developer.
- Home construction timeline remains at 24 months.
- Marcella Lodge completion anticipated for 2027–2028 ski season.

Adjournment

Motion: Jing Jiao moved to adjourn the meeting.

Second: Graham Larson.

Vote: All in favor. Motion passed.

Meeting adjourned at 4:46 p.m.

Approved By: _____ Jing Jiao, President

Date: _____