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Marcella HOA, Inc. Special Meeting: June 25, 2025

Location: Via Zoom, 5:00 p.m.

Attendees: Jing Jiao – President, Graham Larson - Secretary, Ashlie Hansen - Treasurer, Oliver Ostler – Design Review, Ben Wedeking – Director of Owner Services.

Abel Porter Lot 71, Robin Birkenfeld Lot 91, Jason Hutto Lot 38, Jo Ann Prince Lot 131, Daryl & Amanda Ryland Lot 103, Rob Taylor Lot 37, Nicole & Michael Alexander Lot 74, Tyler Pharell Guest, Matt Bukhshtaber Lot 50, Lisa Ninow & Noelle Hicks Lot 40, James & Kristin Beech Lot 31, Todd Rawle Lot 57, Christin Kappas Lot 32, Rebecca & Todd Astill Lot 117, Julia Saul Lot 60, John & Lori Brewer Lot 21, Perry Richards Lot 49, Janet Nolan 86B, Kiersha Wheeler Lot 53, Fiona & Sanjay Jha Lot 81/84, Cary & Cynthia Gumbert Lot 39, Samuel Abbot Guest, Todd Becker Lot 126, Doug Taylor Lot 113.

Minutes: Ashlie Hansen (Treasurer)

Jing Jiao - Call to Order

Jing called the meeting to order at 5:02pm.

Jing introduced herself as President of the HOA, and introduced Graham, Ashlie, Ben & Oliver. Roll was then taken. Jing gave zoom protocols for the meeting.

A meeting was not held in 2024 because there weren't any new updates to be discussed, no assessments were being charged and there were no board member changes. This meeting is in place of the 2024 annual meeting. We will have an annual meeting each year moving forward.

At the 2023 annual meeting, the 2023 budget was carried over to 2024 with no assessments being charged, skier bridges and trail construction was discussed and golf course construction. Golf course construction is something that will be discussed at club meetings while HOA meetings will be solely focused on HOA community matters.

> **ACTION:** Approve the Minutes for the 2023 annual meeting. Jing made a motion to approve the minutes. Graham seconded. All in favor, motion carried.

Graham Larson – Community Updates & Announcements

Graham introduced Ben to the HOA. Ben will act as HOA property manager for Marcella Lots and will be the main contact for community matters moving forward.

Graham gave an update on the Marcella Lodge construction. It is progressing nicely, and we are getting ready to go vertical on the building.

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Private trails update – The work will be phased, primarily beginning next year. We will start with bridges and then will move to trails. We need to balance the workforce with the other trails and ski work being completed by Deer Valley. We are being strategic about how they are being delivered.

Gates update - We have delayed construction of the gates primarily due to the number of construction vehicles and construction projects on these roads. We are working to finalize design for the gates and as we have homes coming online.

Ben Wedeking - Security

We currently utilize a rover that works the entire east village. In the fall, we plan to bring on an exclusive rover just for Marcella. The rover will monitor safety and construction sites for compliance. In the future some sort of gate or gatehouse will be added.

Oliver Ostler – Design Review

There are currently 11 homes under construction and 30 in the DRC. Oliver invites all owners to schedule a pre-design conference with the DRC. The DRC has an approved list of architects and builders. If you want to use someone unapproved, please start that approval process early. There are 2 DRC to work with, the Marcella DRC and Mountainside DRC, which covers the entire village.

Ben Wedeking - Owner Portal

We are working on onboarding the member portal software. It will be launched prior to 2026 when the first quarterly assessments are charged. Look for more communication later this year.

Graham Larson – New Business

We are not charging assessments in 2025. We are pushing out assessments until they are absolutely necessary. Assessments will begin in 2026 and will be due quarterly. The budget for 2026 will be presented prior to the 2025 annual meeting for review with plans to ratify at the annual meeting. Graham reviewed the 2025 budget. The HOA has purchased a snow cat from Piston Bulley and training has started for use. The HOA plans to purchase an additional tiller, likely in 2026.

> **ACTION:** Graham made a motion to approve the 2025 budget. Jing seconded the motion. All in favor, motion approved.

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Rules & Regulations

The Rules & Regulations document was circulated prior to the meeting. It is the rules and regulations for guidance in the community. Graham opened the meeting for questions from the group regarding the Rules and Regulations presented.

Perry Richards asked for clarification regarding assessments beginning in 2026 and whether the assessment is typical dues, or a special assessment. Ben answered they would be typical quarterly dues, not a special assessment, and due quarterly.

Doug Taylor asked if there is an estimate of what the fees are going to be? Graham explained they will be based on the budget that is approved in the September meeting.

Daryl & Amanda Ryland expressed frustrations with delays in construction. Ben asked that all questions not in relation to the Rules and Regulations be held until the open forum. Ben said the Board of Directors would address Daryl & Amanda's question to begin the open forum.

The Board of Directors motioned to adopt the Rules and Regulations with all being in favor. Simultaneously, a few owners expressed, they had not seen them. It was confirmed that the Rules and Regulations were sent with the meeting notice. The Board of Directors agreed to resend the Rules and Regulations and allow the owners more time for review. After the owners have commented, the board will adopt without an additional meeting unless a meeting is warranted.

Kiersha Wheeler asked when homeowners would be joining the board. A discussion was held, and the Board of Directors will explore the options to add at the September annual meeting.

Jing Jiao – Open Forum

Oliver addressed Daryl Amanda's frustrations regarding construction delays.

Doug asked about when fire hydrants will be charged for their area. Oliver reported that we have been told it should happen next week.

Abel Porter asked about the realignment and when they can expect to build.

Mike Alexander had questions about the McHenry realignment and timeline. What is the role of the HOA and the board in advocating for homeowners? Jing explained that we are working with the county and the master developer to expedite when these lots can be built.

Christin Kappas asked if the DRC meets more than once a month? Oliver said that the DRC currently meets every other week and is exploring ways to expedite the process with

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Mountainside DRC. Marcella DRC is not currently bottlenecked, but Mountainside DRC is the current delay. Julia Saul expressed similar concerns that the hold-up is with Mountainside DRC.

Kiersha Wheeler asked about the MIDA tax and is that going to continue to go up? Rebecca Astill said that she would send an email received from MIDA to explain. Rebecca will send to Graham and Graham will distribute to the owners.

Lori Brewer asked about the frequency of HOA meetings. Lori would like to see quarterly meetings instead of annual meetings.

Rebecca asked about setting up a directory for all the homeowners. Ben and Graham said we will look into getting something set up. Ben said he would reach out to Kiersha individually to generate ideas.

> **ACTION:** Graham motioned to adjourn the meeting. Jing seconded. All in favor. Motion carried.

Meeting adjourned. 6:03pm.

UNANIMOUS WRITTEN CONSENT OF THE BOARD OF DIRECTORS

OF

Marcella HOA, Inc.

The undersigned, being all of the members of the Board of Directors (the "Directors") of Marcella HOA, Inc., a Utah corporation (the "Corporation"), acting by this Unanimous Written Consent as authorized by Section 2.11 of Marcella HOA Inc., Bylaws hereby approve the Marcella HOA, Inc., 2024 Annual Meeting Minutes.

Jing Jiao / President Signed by: Jing Jiao 6BA61C798B444F2... 6/27/2025

Graham Larson / Secretary Signed by: Graham Larson 8500AD1C68DE486... 6/27/2025

Ashlie Hansen / Treasurer Signed by: Ashlie Hansen DC5E18E2AB92422... 6/27/2025