

Wolf Lodge Homeowners Association
2020 Annual Meeting Minutes
Saturday, March 14th, 2020 - 5:00 PM

Board Members Present: Paul Persico, Joe Sgambato, Rick Thompson, Kaye Byorkman

Homeowners Present: Silke Voiss, Leopoldo Da Silva, Joe & Maureen Sgambato, Paul Persico, John Midwood, Robert Linden, Gary Haas, Mark Accatino, Amy Pierce, Tyler Guest, Tim Martinson, Ross & Maureen Mitchell, Rod Massie, Thomas Moore, Eric Larsen

Others Present: Peak 2 Peak Management: Brandi Lierd, Mick Lierd

Meeting called to order: 5:00 PM

Welcome: Joe Sgambato

Approval of 2019 Annual Meeting Minutes – Joe made motion to approve minutes, Richard seconded – motion passed unanimously.

President's Annual Report to Homeowners: Joe Sgambato

Thanks to all of you here this evening who took the time, on a Saturday evening, to attend this annual HOA meeting. It's important the board hears, firsthand, your concerns, suggestions, pet peeve's, and generally what's on your minds. Without your input the board is operating blind to address all of the aforementioned.

I also would like to thank all board members for their time, their input and the hours associated with being a board member. As president I truly appreciate their efforts, working together, to address and resolve the many issues that make Wolf Lodge what it is today. We, the board, collectively, have the best interest of the community at heart with the decisions we make throughout the year. We actually got a lot done this year, within budget, or close to it. I personally have received quite a few email from owners thanking us for all that we do for the community and the improvements made to the property over the last year. These tasks are noticed.

Further, Peak 2 Peak is very instrumental in all of this. Without their efforts nothing would get done. I find Peak 2 Peak to be very cooperative, professional, conscientious, and eager to work with this board and the community. We ask, discuss, get the pricing and it's done. Simple, non-protracted process. Thank you, Peak 2 Peak.

I planned to mention all that was achieved this year but thought it better to leave it to Kyler and not steal his, Marcus', Mason's, Orin's, Danica's (Orin's wife), along with Johnny and his crew, combined moments of glory. With this in mind there are few accomplishments that weren't on Kyler's list that warrant mentioning:

- Replaced all the rotting wood by all outside concrete stairways on the property.
- Acquired two vendors to install HOA approved TREX decking for owners wishing to participate.
- Acquired a vendor to install approved electrical outlets on decks and patios for \$150.00

- Installed and Repaired all Parking lot lighting that hasn't been functional for about 2 years.
- Installed driveway barrier by the tennis court pathway to stop a Patio Springs resident from driving across the property with his truck and trailer.
- Installed new "No Boats or Trailers Parking" signs

NEW RESOLUTIONS

- Passed a property wide "No Smoking Resolution" prohibiting Smoking/Vaping including inside individual units.
- Passed a new "Violation Fine Levels, increasing fines per the "Utah Condominium Act' guidelines.

RESERVE FUND

January 2019 Opening Balance: \$295,749.99

January 2020 Opening Balance: \$314,544.65

RESERVE STUDY 2019

2019 - \$314,544.65 = 37% funded (\$844,165)

2020 - \$388,951.00 = 43% funded (\$911,401)

Suggest a 5% increase in funding to the Reserve Funds from HOA Dues collected. (20% from the current 15%). This would add \$20K + to the reserve fund annually.

Thank you,
Joseph A Sgambato

Projects Completed: Joe Sgambato – list of work completed during 2019.

1. 1407 AC Line Conduit removed
2. PRV's replaced in Building 3 and Building 4
3. Television donated and added/mounted in Fitness Room
4. Maintenance Room and WL 501 Sump Pumps Replaced
5. Annual Inspection of Sump Pumps and Water Mains completed in February and March
6. Heat Tape Unplugged in Spring and plugged back in October (turned on and off as needed)
- 7. Office/Lobby Area Renovation Completed**
8. Pool and Pool area prepped and county approved to open for Memorial Day Weekend
9. Tennis Court Area fencing and gate strengthened and secured
10. Parking Lot Lines Repainted throughout property
11. Landscape Bark added to Front Sign and Beds near North End of Clubhouse
- 12. Buildings 12,13, and 14 Power Washed, Prepped, and Painted**
13. Door Mechanisms in Clubhouse Fitness Room and North Side Door Replaced
14. Hot tub circulation pump motor replaced and housing rebuilt
15. Hot tub Jet pump motor (1 of 2) replaced and housing rebuilt
16. We're down to one personal homeowner television Dish on the property

17. **43 days of Snow storm removal on Property (beat last year's record year of 41). January –April: 24 storms Oct-Dec: 19 storms**
18. **Pool Closed and Winterized at the end of Summer just after labor day**
19. Managed secondary water below budget for the year despite high price increase
20. Sprinkler system blown out and winterized
21. Mini-Golf Carpet Replaced on Hole 2 and section of another 7
22. **WL 501 Entry Removed and replaced with stairs to conform to rest of property**
23. Old Basketball Hoop removed and lockable and detachable metal post added on pathway down to Tennis Court
24. 40 foot high downspout angle piece replaced on back of 1107
25. Added "sheriff approved" dialogue for pool signs to allow
26. **Hot Tub Security Light/Camera/Mic/Speaker Installed on Smart Switch, has been very effective for keeping people out of hot**

tub after hours

27. Most Concrete Stair Set wood replaced around property
28. **Buildings 4 and 5 Parking Lot Asphalt replaced**
29. Clubhouse internet provider changed to Liberty Broadband
30. Tested out smart plugs on Office/Lobby for heat tape
31. Annual gutter and downspout cleanout on all Wolf Lodge structures
32. New extended handrail built and replaced on North end of Clubhouse

Wolf Lodge Potential Projects 2020

1. Replace all parking lot light fixtures and repair any in-ground wiring as (Completed as of Mid-February 2020)
2. Paint Buildings 6, 7, and 8 on schedule. Does not include deck nor door painting.
3. Asphalt Removal and replace for Buildings 6, 7, and possibly 8 and 12 as well
4. Laundry Room Remodel (new epoxy flooring, fixtures, heaters, thermostats etc)
5. New Fencing for entire hot tub area (aluminum)
6. New Fencing for West Side Large Door Access (aluminum)
7. Replacing Wood Fencing around Manager's Unit and East Side of Office/Lobby Building
8. Add irrigation main to be a loop by connecting mains between buildings 3 and 4
9. Concrete Replacement and grinding as needed/possible
10. Replacing at least two areas of heat cable on roofs
11. Upgrading Sump Pump Monitoring Devices from 3G to LTE
12. New Pool Cover (to replace cover that didn't survive the winter)
13. Dumpster Enclosures
14. Project Wide updated doorbell/Unit identification pieces

Joe – reserve fund discussion. Proposed idea to increase reserve fund expenditure to 20% of dues, up from current 15%. Brandi advised that dues would need to be raised in order accommodate this increase.

Financial Report: Brandi Lierd

Review of 2019 Budget vs Actual and the 2020 Budget. Additional income was due to clubhouse rentals, late fee income and the reinvestment income, which is the \$100 collected each time a unit changes

ownership. There were 17 units sold in 2019, so \$1,700 in reinvestment fee income. The expenses that went slightly over budget were painting, due to additional charges for material and additional repairs on heat cables. The 2020 budget is basically the same, except the property management fees were increased as well as maintenance labor based on rate of inflation.

Paul mentioned that paint is peeling up easily in a few areas. Brandi mentioned that siding may need to be replaced because it has several layers of paint that make it easier to peel off.

Rules & Regulations: Rick Thompson

- No storing of personal items in public spaces.
- Quiet time 10pm-8am
- Number of people in unit should correlate to those guests in the pool (i.e. one person should not bring 20 of their friends from out of town/not staying here into the pool).
- Use parking pass form to leave a car for an extended period of time.
- Fobs will be turned off if assessed fines are not paid.
- Gary Haus – proposed removing no alcohol restriction from hot tub – Brandi explained it is due to insurance and liability concerns.

Discussion of Agenda Items: Paul Persico – explained that there is a vacancy on the board. Ballots will be sent out and will need to be returned before the next meeting. Brandi – clarification of nominations will remove 5 owner signature requirement.

Paul Persico – address feeding of the deer and people speeding off of highway onto the property. Weber County commission held meetings in public, switched to video/audio based: had significantly more participants. Discussion of painting pickle ball court lines on a tennis court. Idea of options to replace front door (different materials, colors, etc). Owner inquired about screen door options – board will consider these options.

Homeowner's Forum

1309 owner – back porch slots are too wide according to an inspector. Board advised that some instances like this are grandfathered in based on older laws. Same unit owner explained that her back deck fascia board is rotted out and is a safety hazard. Brandi – explained that it will be inspected and repaired.

Closing Remarks: Joe Sgambato

There is some difficulty making closing remarks when, the event hasn't closed or is in the process of closing. Be that as it may, I would again, like to thank everyone who made the time to attend this meeting. It is always in all of our best interest to attend. Not attending is sort of like not voting in a Presidential election and then complaining about the results. I again would like to thank the board for their efforts, and contributions and most of all their time. I again would like to recognize and thank Peak 2 Peak for their tireless contributions toward the betterment of Wolf Lodge, even late at night and early in the AM.

Meeting adjourned: Joe made a motion to adjourn, Rick seconded. Meeting adjourned unanimously.