

Wolf Lodge HOA Meeting

May 18th, 2020

Pool - Hot Tub Opening

The Board wishes not to get into a long protracted discussion on opening the Pool/Hot Tub. We have received quite a few inquiries as to the Pool/Hot Tub opening in the past few weeks. The traditional opening for both, has been Memorial Day Weekend, so we do not understand the inquiries to date.

There are many guidelines issued by the CDC, the State of Utah, and the Weber-Morgan County Health Department that apply to everything Covid-19 related. I emphasize the term "Guidelines". As circumstances are different from State to State, County to County; the CDC, the State, and the County leave room for said circumstances to be addressed by location and circumstance. <http://www.webercountyutah.gov/covid-19/>

Wolf Lodge is unique in that we have a mix of full time resident owners, part time owners who do not rent, full time renters and the ubiquitous "Nightly Renters". The later is reason for concern. Why are "Nightly Renters of concern? We do not know from where they come from, where they have been and what they bring with them or if they carry the virus with asymptomatic symptoms.

The State of Utah recommends curtailing, Out of State Travel to Utah and county to county travel within the state with exception to "Essential Travel". All travelers entering Utah are supposed to register with the State of Utah at <https://entry.utah.gov>. There are electronic message boards notifying motorists at Utah State lines. The screenings are automatic at the Salt Lake City airport. These precautions, along with Covid-19, should not be taken lightly. The desire to come to Wolf Lodge to swim in the pool is not essential travel. No one is going to die if they do not swim in the pool. We have a wonderful lake in Ogden Valley, that is open for swimming, boating, SUP, Kayaks, fishing, etc., etc.

Opening the pool, and particularly the hot tub, has quite a few major concerns. CDC/UTAH/ Weber-Morgan County have guidelines that, per research, cannot currently be met at Wolf Lodge. Those are Symptom Screening, , Social distancing (6 ft), masks, and limiting 50 people in the pool area at any given time, extra Sanitizing and Cleaning per CDC requirements. Who is going to manage these tasks, who is going to enforce these requirements? Who is going to pay for these requirements? The HOA-No, Peak 2 Peak-No.

There are many rules and regulations already in place for the Pool and Hot Tub area. Most of which are unashamedly ignored. These are: No running, no diving or jumping into the pool from

the deck, no food, no smoking, no tubes or floats larger than 2 ft. in diameter, no alcohol, no music, no smoking in the pool/hot tub area, pool/hot tub closed at 10:00 PM etc., etc. All of which were put in place for safety concerns and the consideration of and the enjoyment of all those at the pool/hot tub. We cannot enforce the current rules let alone adding, what could be life threatening, new rules. All of this cost's money, money that is beyond the HOA and the contractual limits of Peak 2 Peak. Also, we cannot expose any board member or Peak 2 Peak employee to unwarranted abuse associated with enforcement at the pool and hot tub. I can personally attest to the abuse and the threats. I have experienced them up close and personal. Being threatened with physical harm is not in the Boards or Peak 2 Peaks job description. The Symptom Screening, Social Distancing (6 ft), wearing masks, and limiting 50 people in the pool area at any given time, extra Sanitizing and Cleaning per CDC requirements, and a Security Guard to enforce all of this must be in place before the pool/hot tub are opened.

Without a comprehensive plan and the funds to implement that plan, the pool/hot tub should remain closed until further notice. We, the HOA Board, suggest you do the research, consider the consequences involved, how the additional costs will be funded before making any threats regarding the Pool/Hot Tub closure.

Respectfully,

A handwritten signature in black ink that reads "Joe".

Joseph A. Sgambato

Wolf Lodge HOA President