

Moose Hollow Homeowner's 2017 Annual Meeting
March 15, 2017 6:00pm
Wasatch Room – The Club, 3744 N Wolf Creek Dr. Eden Utah

Those in Attendance:

Guya Maylett, 1203	Joseph & Lesley Buchanan, C705, MH 611	Alan & Bobbi Stanley, 1404
Jean Kluk 801	Atlee & Susie Wampler, C802, MH 607	Jim Cassidy, 1109, 1405
Kay Hoogland C103	Joe & Gloria Kelley C606, C706, 707	Tracy Frescino, MH 902
Ron Rubin, 312	Abby & Mike Armstrong, C504	Debbie & Thomas Bates, 1011
Jim & Joyce Fox, C204	Taylor & Anita Collins, 1402	Jenette Wood, 204
Janet Wampler, C601	Judy Mondale, 1310	Stephen Lees, 509
Connie Hallquist, C102	Terry Teal, 405	Jane Getzelman, 309
Joe Tamaro, 303	Debra & Mike Serio, 212	Marion Horna, 307
Grant Ley, C502	John Lewis, C105	Judith Lewis, C301
Brandi Lierd, 711	Brandi Messerly, Peak 2 Peak Mgmt	Kyler Lewis, Peak 2 Peak Mgmt

Over 51% of owners were either in attendance or had submitted a signed proxy. Quorum was reached and business could be conducted.

Approval of the 2016 Board Meeting Minutes - All in attendance approved. Atlee Wampler made the Motion to approve of the Minutes and it was Seconded by Bobbi Stanley.

Major Work Completed in 2016 – Kyler Lewis

Painting & Staining Moose Hollow buildings 7,8 & 9.
Paint Railing and Timbers on Moose Hollow buildings 7,8,9 and backs of 12 & 13
Paint Clubhouse
Asphalt Repairs and Crack-seal in the Cascades
Replace deck floors with Trex on Condo buildings 4 & 5
Cleaned out all rain gutters on all Condo and Cascade buildings
Replaced Condo deck rails and spindles
Completed installation of all LED lights common areas, received \$10,000 rebate which was 1/2 the cost
Heat Tape Check and Repair for all Cascades units
Five Major Roof repairs on sections over garage C402, C405, C302, C802 (two more to follow this year)
Two Cascade Window Sets Repaired (Five more to do this year)
New Moose Hollow Sign
Office/Pool Restrooms new furnace and AC unit
Cleaned and Sealed all entryway tile in Moose Hollow Buildings

Review of 2016 Financials and the 2017 Budget – Brandi Messerly

Discussed the Profit & Loss Report vs Budget. Overages and those line items that came in under budget.

The operating budget came in under budget by \$34,000. There were several items that were budgeted for but the work wasn't completed or wasn't needed in 2016. Items such as bark, directional signs, and ongoing repairs to the deck railings will need to be completed in 2017, so the balance was carried forward.

The Snow Removal budget had to be increased significantly due to the winter forecast.

Painting this year will be buildings 10, 11 & 12 and will include some entry doors and timbers on 3 other buildings where needed.

An updated Reserve Study will be conducted in 2017. This needs to be conducted every 6 years and the last one was done in 2011.

There are some big building maintenance items needed to be done this year. These items include: 4 concrete patio repairs, 2 Cascade roof repairs, 5 Cascade window frame & stucco repairs and 3 window well repairs.

Dues Increase – There has not been an HOA increase in fees for over 10 years and for the past 3 years the HOA has used more of the Reserve Funds than was collected. The Board elected to raise the HOA fees by \$25 per unit per month to cover some of the substantial building maintenance repairs that are needed for 2017. The Board plans on budgeting more maintenance items, such as painting, to be paid out of the operating budget in 2018 and hopes to use less Reserves Funds in 2018.

2017 Projects Scheduled – Alan Stanley

Paint Condo Building 10, 11 & 12, and Cascades where needed.
Replace deck flooring with Trex on Bldgs 6 & 7 & Bldg 4 Exterior Stairs
Mainline Sprinkler Repair
Staining Cascades Fort
Staining Cascades Front Doors

Community Update – John Lewis

Trail from Wolf Creek Resort to Valley Market is scheduled to go in this summer by Weber County Pathways.
Commercial Area – Restaurant, Brewery and shops – Hope to break ground this summer. Will be located up by The Club across from World Mark Timeshares.

Board Election – Joe Buchanan

There are three vacant seats available for the management committee and there are three nominees, John Lewis (up for re-election), Joe Buchanan (up for re-election) and Grant Ley. This was an uncontested election, the election was decided by acclamation. The Board will meet in April to appoint President, Vice President, Secretary, Treasurer and General Member.

Rule & Regulations – Janet Wampler

Pet Policy – Owners can have pets, renters cannot.
Fines will be given if an owner does not register their pet. All pets must be leashed and droppings must be picked-up. Fines will be assessed for those not complying.

If guests have pets, the fine will be assessed to the owner. Property Mgmt Companies must be aware, so owners must notify their management company in order to avoid the fine.

Limit on Occupancy – Resolution was recorded in 2016 that provided rules on occupancy. 1-2 Bedroom up to 8 occupants, 3 Bedroom up to 10 occupants, 4 Bedroom up to 14 occupants, and 5 Bedroom up to 15 occupants.

Open Discussions:

Smoking – Who can they call if someone is violating this rule? Addressed by Alan Stanley – Please call Peak 2 Peak Mgmt Co. They can issue a warning and fine if needed. Smoking must be at least 25 feet from any building.

Recycling Dumpster – When can our community get it back? Addressed by John Lewis. Right now there isn't a good location that isn't in an owner's view. As soon as we have an area that will be shielded by some landscaping, we hope to bring it back.

Meeting Adjourned – 6:55 p.m.

Respectfully,

Brandi Lierd
Peak 2 Peak Management Company