

**Moose Hollow HOA  
Annual Meeting ~ Clubhouse  
February 27, 2016 ~ 5:00 p.m.**

**Those Present**

Scott & Catherine Wagner  
William Long  
Jenni Rogers  
Leslie & Joe Buchanan  
John Lewis  
Ron & Gina Calisher  
Herman Jongens  
Tom & Vicki Volick  
Joanna Delay MH 102 Conf Call  
David Goley C803 Conf Call

Michael Kluk  
Judith Lewis  
Tracey Frescina  
Marion Horna  
Joe & Gloria Kelley  
Kay Hoogland & Jim O' Brian  
Karl Wood  
Blair & Brandi Lierd – P2P  
Brandi Messerly – P2P  
Kyler Lewis – P2P

Machel Maycock welcomed everyone present.

Introduction of Peak 2 Peak Management Company and Employees

Board determined with Peak 2 Peak that a Quorum was met with majority of owners present and submitted proxy count. Business can be conducted.

Review of 2015 Minutes – Leslie Buchanan made Motion to approve. Marion Horna 2<sup>nd</sup> the Motion.

Review of 2015 Completed Projects – Kyler Lewis

- Painting & Staining of siding on Cascades Bldgs 7 & 8. Painting of siding on Condo Bldgs 5 & 6.
- Staining of logs and deck floor on Bldgs 9,11,12 & 2
- Crack-seal and Seal-Coat Asphalt
- Repaired Bridge Concrete in Cascades
- Replaced and Repaired concrete curbing and sidewalks around community
- Replaced landings and stairs on Condo building 9
- Replace deck floors with Trex on Condo buildings 1 & 2
- Cleaned out all rain gutters on all Condo and Cascade buildings
- Purchased new shade sails and installed shade posts for picnic area
- Replaced Condo deck rails and spindles
- Upgrade to Wireless alarm system for Fire Sprinkler system
- Purchased LED lights for all common area lights
- Window and Door repaired in entryways. Will continue in 2016.
- New pump for the pond

**Review of 2015 Financials and 2016 Budget – Brandi Messerly**

Expense Items under budget- Snow removal, utilities, Irrigation water due to better management of irrigation.

Expense Items over budget – Landscaping due to major sprinkler line repairs, Water Damages due to roof leak on condo building one and fire sprinkler repairs, Building railings, decks and spindles due to rotting and repairs.

Extra income of \$11,382 in 2015 budget was applied to the purchase of the wireless fire sprinkler security system and LED light bulbs for entrances.

Reviewed of the Balance Sheet, Reserve accounts and summary of expenses in 2015. 10% of dues were collected for the Reserve account per the 2015 budget. A total of \$100,351 was spent on Reserve expenses, which was \$34,548 less than what was budgeted for these repairs.

Joe Buchanan –Reserve Study will be conducted in 2016 and posted on the Moose Hollow website.

Kyler Lewis – The Utah Transit Authority (UTA) has agreed to repair the asphalt on the west corner of Condo Building 2, which was caused by the UTA bus stopping at this corner.

### **Review of 2016 Proposed Reserve Expenses – Machel Maycock and Kyler Lewis**

- Paint Condo Building 7,8 &9, and Cascades where needed.
- Replace deck flooring with Trex on 2 Bldgs
- Landscape corner by Bldg 2
- New Posts for shade sails by Bldg 3 to match Bldg 1
- Replace Bldg 3 hand railings with zinc coated hand railings
- Mainline Sprinkler Repair
- New Moose Hollow Sign
- Staining Cascades Fort
- Staining Cascades Doors
- Repair Entryway doors – repositioning and painting
- Repair landscaping on west corner of condo Building 2
- Possibility of adding a bench at the corner by bus stop

### **Resort Update – John Lewis**

Golf Course is in excellent shape again. Events and concerts were held last summer on the Patio at the Golf Course and Movies on the back of the Wolf Creek Barn for locals and the general public. Events became very popular and families loved attending the movie nights. The new trail system from Moose Hollow up to the Resort and new Disk Golf Course is getting used often. This winter the Resort made a great Nordic Trail around the course, created an Ice skating rink in front of the Pro Shop. Events at Wolf Creek are free to everyone.

### **Open Discussions**

Marion Horna discussed the Community Foundation of Ogden Valley for the non-profit organizations in the valley. He thanked Wolf Creek Resort for hosting the event at the Golf Course.

Scott Wagner – Foundation concerns around Moose Hollow Building 3 need to be addressed around the window wells.

Judith Lewis – Signs and sidewalk lighting around the complex need to be straightened or replaced.

Kay Hoogland – Parking on main county road into complex. Can this be addressed?

### **Election Results – Joe Buchanan**

Per election sheet provided by Peak 2 Peak Management Co., Alan Stanley and Janet Wampler received the majority of votes and were elected as new Board members. Machel Maycock will continue for another year as President, John Lewis will continue another year as Vice President, Joseph Buchanan will continue another year as Treasurer/Secretary and Janet Wampler and Alan Stanly will serve two years as general members. Three Board member positions will be up for re-election next year.

### **Issues the Board plans to address in 2016**

Number of people allowed in units- writing a Resolution to address size of unit and number of people it can safely accommodate.

Voles in ground that are digging holes throughout complex – Hiring professionals

Parking – Resolution about parking over length of time and how and where to park

Recycle Dumpsters – Do they leave or remove from complex. Finding a permanent home

Directional signs – Add building signage so it's easy for people to find condos and townhomes.

Speed limit signs

Pet Policy – Register and enforcing pets. Picking up after pets, start assessing fines if it can be determined who is not picking up after their pet and fine for owners allowing their renters to have pets.

**Meeting Adjourned 6:00pm**