

**Moose Hollow Homeowner's 2018 Annual Meeting**  
**March 24<sup>th</sup>, 2018, 5:30 pm**  
**Moose Hollow Clubhouse**

**Alan Stanley called the meeting to order at 5:31 pm**

**Those in Attendance:**

Kim Calderwood, 803	Daniel & Tamara Oswald, 1204	Joe & Leslie Buchanan, C705, 611
Alan & Bobbi Stanley, 1404	Melissa Ward, 205	Gunhild Louise Forselv, 205
Lynn Long, 609	Dave & Mona Roodman, 103	David & Leigh Barnette, 1101
Todd Taft, 712	Julianne Tronier, 712	Lindsay Lafeen, 301
Marion Horna, 307	Tracy Frescino, 902	Camille & Patrick Dickerson, 602
Jim & Karen Savage, C304	Rich & Karen Mayzel, 1304	Neil & Jane Getzelman, 309
Joe & Gloria Kelley, C206	Wayne & Sandy Taubken, 905	Marilyn Woodger, C205
John Lewis, C105	Ron Rubin, 1209, 312	Reyna Cameron, 302
Diane Pulley, 104	Debbie Bates, 1011	Thomas Bates, 1011
Jeff & Alice Palmer, 1108	Janet Wampler, C601	David Mannion, 306
Brandi Lierd, 711	Dylan Lierd, Peak 2 Peak Mgmt	Andrea Summerhays, Peak 2 Peak Mgmt
Mick Lierd, 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 2017 Board Meeting Minutes** - All in attendance approved. Atlee Wampler made the Motion to approve of the Minutes and it was Seconded by Susan Wampler.

**Major Work Completed in 2017 – Joe Buchanan**

- Painting & Staining Moose Hollow Buildings 10,11 &12
- Painting & Staining Cascades Fort
- Paint Railing and Timbers on Moose Hollow Buildings Bldgs on 2 (Front),5,10, and 11
- Exterior Timbers on Cascades Bldgs 1 and 2 stained
- Pump house roof near pond stained
- Replace Condo Deck rails and Spindles
- Replace deck floors with Trex on Condo Buildings 6 & 7
- Cleaned out all rain gutters on all Condo and Cascade Buildings
- Replaced Condo deck rails and spindles
- Heat Tape Check and repair for all Cascades and Bldgs 11,12 and 13
- Cascade Window Sets Replaced and exterior stucco refinished: C103, C302, C303, C504 & C505
- Two Major Roof Repairs on sections over garage C105 and C705
- Cleaned and Sealed all entryway tile in Moose Hollow Buildings
- Mainline Sprinkler Repairs near buildings 3 and 5 repaired
- Window wells replaced for Cascades Bldg 6
- Concrete tripping hazards grinded down around property
- Siding replaced, and re-attached around property
- Approximately one half of all Cascade doors have been re-finished stained in past two years.

**TV Proposals** - Alan Stanley presented information about the possible change of Dish to Direct TV. There were meetings with each company to review their proposals and they will return final proposals.

**Revised CCR's and Bylaws** - The board is in the process of revising the CCR's and bylaws. They will be presented when finished for homeowner vote.

### **Review of 2017 Financials and the 2018 Budget – Brandi Lierd**

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

The operating budget came in under \$29,287.01. This will be moved into the reserve account.

Over budget items were cleaning due to entries and the difficulty of keeping it clean, pool maintenance supplies and repairs were over, landscaping due to a major sprinkler repair and extra trimming and landscaping. Snow removal was over due to the heavy snow in early 2017. Building maintenance was over in the heat tape category but under overall.

Reserve expenses were used to repair windows in Cascades units, replacing decks with Trex and painting buildings.

All but one owner is current on their dues.

The Reserve Study is on the website for owners to review along with a comparison of what actual expenses have been and which expenses are reserve expenses and projected repair years. Please contact Peak 2 Peak if there are questions about the Reserve Study.

### **2017 Reserve Expenditures – 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 Doors

### **Projects planned for 2018 Reserve Expenses – Alan Stanley**

- New Security Cameras at Office and Pool area
- Repair window leaks on backs of Bldg 3,7, and 8
- Painting for deck doors Bldg 11,12
- Paint Building 13
- Railing and Timbers to be painted on Bldgs 1,2(back only) 3, and 4
- Timbers to be stained on Cascades Bldg 3 and 4
- Cascade Window sets to be replaced C104 and C705 and exterior finish to be re-done

### **Possible 2018 Projects – Alan Stanley**

- Concrete pad/enclosure for dumpster by Bldg 9
- New Basketball Hoop
- Play Ground Equipment
- Landscape corner by Bldg 2
- New Posts for shade sails by Bldg 3 to match Bldg 1
- Landscaping around Cascade Bldg 2 and Cascades Bldg 6 from window well replacements

## **Community Update – John Lewis**

The trail from Wolf Creek to the Maverik is in process and is about ¼ done. The goal is to be finished to that point this year. All costs are donated. The Pro shop is being constructed with a bigger pro shop, conference area. There will be a grill/restaurant, spa area, and golf member's lounge.

There will be the usual community activities this summer including music on the patio and family movie nights.

## **Review of Rules & Regulations – Janet Wampler**

**Pet Policy** – Owners can have pets, renters cannot. Please register your pet so the HOA knows which pets belong on the property. Owners need to make sure that rentals are posted as no pets allowed. 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. Owners need to make sure that property management companies must be aware so fines will be avoided.

Owners please remind renters about noise compliance. Quiet hours are 10 pm to 8 am.

**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. Occupancy rules need to be enforced.

### **Open Discussions:**

**Occupancy** – How were occupancy rules determined? They were determined by what is reasonable to number of bedrooms, usually 2 per bedroom with 2 overflow. Having higher occupancy affects parking and garbage.

**Snow Removal/maintenance** – Maintenance is working very hard and pay should be increased for maintenance crew.

**Recycling Containers** – Do we have them? There is not a place to put the containers and the cost is too high because they are used by the whole community. We would like recycling and are looking for a solution.

**Trash** – Could owners who rent their units be assessed a fee to cover extra trash costs? Trash pickup is increased as needed, especially during the holiday season.

**Lights** – Can Christmas lights be they be left up longer? We have a new vendor and he took them down on his schedule. We will ask to have them left up longer next year. Main entry light needs to be repaired and maintenance is aware.

**Internet** – Speed is slow. When can this be changed? We are looking at combining with one of the TV packages and other options. Owner of 1101 would like to be on the satellite/internet committee to help look at the best set-up for future and costs.

**Pool** – Can the pool be open after Labor Day? It was extended this past year but the cost per day when the weather cools was found to be too high for the number of people using the pool during this time.

**Lobby Furniture** – What is the policy for furniture in the lobby? Benches & Pictures are usually donated by owners.

John Lewis motioned for the meeting to be adjourned. Janet Wampler seconded.

Meeting Adjourned – 6:47 p.m.

Respectfully,

Andrea Summerhays  
Peak 2 Peak Management Company