

Moose Hollow Homeowner's 2019 Annual Meeting
March 16th, 2019, 5:00 pm
Wasatch Room

Alan Stanley called the meeting to order at 5:05 pm

Those in Attendance:

Wayne Taubken, 905	Jean Kluk, 801	Sharman Tueller, 709
Joe & Gloria Kelley, C206	Alan & Bobbi Stanley, 1404	Joe & Leslie Buchanan, C705
Leigh Ann & David Barnette, 1101	Sam & Bob Guinn, 509	Gary Franke, C806
Dan & Diane Pulley, 104	Steve & Nancy Robel, 201	John Metcalf, 806
Gary & Sharon Meiser, 1410	LuAnn Bradford, 1412	Glyn & Debbie Rich, 106
Devin Lindhurst, 1409	York Chan, 1112	Yancey Langston, C506
Tucker & Stevie Nance, 405	Patty Massell, C704	Mark Schweppe, 1105
Tracey Frescino, 902	Steve Young, 711	Marion Horna, 307
Kathy Paul, 711	Eileen Hallquist, C102	John Lewis, C105
Grant Ley, C502	Janet Wampler, C601	Andy Baumann, 807
Kyler Lewis, Peak 2 Peak	Brandi Lierd, Peak 2 Peak	Andrea Summerhays, Peak 2 Peak
Mick Lierd, Peak 2 Peak	Dylan Lierd, Peak 2 Peak	Clark Duellman, Counsel

Those Attending by Phone:

Andy Baumann, 807	James Sherwood, 707	Michael Ianniello, 108
Glenn Birdwell, 412		

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

President's Message - Alan Stanley

Update of Committee Meeting for CCR's: Telephone calls along with counsel and meetings with the board have been held. This year it is planned to have revised CCR's out to homeowners. The CCR's have not been updated or revised for 20 years and should be done to reflect the Utah Condo Law.

Current issues discussed - Renters bringing pets, pool overcrowding issues, noise issues.

Internet and TV – Joe Buchanan is working with Centurylink to get higher internet speeds and reviewing possibilities for TV contracts.

Review of Internet Upgrade Options - Joe Buchanan

Centurylink proposal is to upgrade internet speeds 100 mbps and extend the current contract 5 years. Price increase will be about \$7-\$8 per month. Timeline for completion of installation is expected to be 120 days after the new contract is signed.

Approval of the 2018 Board Meeting Minutes - All in attendance approved. Leslie Buchanan made the motion to approve of the Minutes and it was seconded by Bobbi Stanley.

Major Work Completed in 2018 – Kyler Lewis

- Prepping and Paint/Staining of Moose Hollow Building 13 Siding
- Prepping and Paint/Staining of Railings on Moose Hollow Buildings 1,3,4, and 2 (back)
- Prepping and Staining of Timbers on Cascades Bldgs 3 and 4
- New Security Cameras added to Pool Area
- Window Leaks Repaired on Bldgs 3,7, and 8
- Cascades Window sets replaced on C104 and C705
- Over 100 railing panels replaced on decks
- Four large decking posts replaced

- Moose Hollow Buildings 8 and 9 decks replaced with Trex
- All gutters and downspouts cleaned and cleared on property
- Heat Tape Check for Cascades units
- Cleaned and Sealed all Entryway Tile in Moose Hollow Buildings
- Carpet cleaned in all entryways in Spring with several done a second time in fall
- Window well replaced in Moose Hollow Bldg 1
- Cascades Building 2 North Side re-landscaped to zero-scape
- All but four storage areas under stairs in Moose Hollow accounted for, cleared and/or cleaned
- New Winter Storage Pool Cover built and installed

Review of 2017 Financials and the 2018 Budget – Brandi Lierd

Highlight of items over or under budget and extra income received.

Water cost is increasing 36% so we will have to conserve and save to install xeriscape wherever possible over the next few years.

Overages:

Deck maintenance was far more than expected

Misc office expense overage due to phone conference call for CCR's and other CCR related expenses.

Legal was over also due to work on CCR's and owner privacy issues.

The Net Income of \$28k for 2018 will be added to reserves if approved.

Review of Balance sheet, Reserve Accounts and proposed 2019 reserve expenses on the budget.

2018 Reserve Expenditures – Alan Stanley

- Paint Condo Building 13, Logs Bldgs 1 & 2(back), Decks Bldgs 3 & 4
- Replace deck flooring with Trex on Bldgs 8 & 9
- Replace leaking windows C103, 302, 504, 505

Current Issues (projects planned for 2019 Reserve Expenses):

- Replace deck flooring with Trex on Bldgs 10 & 11
- Concrete Repairs-MH Bldg 8 sidewalks, Patios 711, 712, C104
- Painting MH Bldgs 1 & 2(back), Decks Bldgs 3 & 4

2019 Possible Projects – Kyler Lewis

- Prep and Paint/Staining of Moose Hollow Buildings 1,2, and 3 (on schedule)
- Cascades Siding Painting of Bldg 1 and Bldg 2 (on schedule)
- Railing Painting Bldg 14 and Bldg 9 (on schedule and needed)
- Cascade Timber Staining on Bldg 5 and Bldg 6 (on schedule and needed)
- Replacement of MH 711, MH 712 and C104 patios
- Replacement of carpet in 3 entryways
- Need for zero-scape landscaping replacement due to increase in secondary water prices
- New Kiddie Pool Cover
- New Lower Jacuzzi Boiler (completed January 2019)
- Full enclosure of Ice melt Storage near Cascades Bldg 8 (completed February 2019)
- Re-plaster of both Jacuzzi's planned for Spring
- Heat Tape Check/Replacement C403, C406, C704, MH Bldgs 2,4, and 10
- Painting of Doors on backs of 11 and 12 (requested)
- Begin Replacing Entryway Doors in Moose Hollow

Community Update – John Lewis

The Wolf Creek trail to Valley Market, which will connect to valley floor pathway will be completed this summer.

The restaurant, Links Bistro, is very successful, and Wolf Creek Resort memberships are increasing. Wolf Creek's new clubhouse offers lockers, a spa, weddings and golf tournaments. Moose Hollow renters and owners receive a 20% golf discount. There is a new program for out of town owners to pay ½ price for membership to golf for them and their renters.

Sleigh rides were offered this winter and summer outdoor movies and concerts will continue.

John was part of the Wayfinding committee for signage for the valley which will get our local needs for signage met.

It has been 5 years since the purchase of the golf course and it is thriving despite predictions.

John sees his role as trying to protect our values at Wolf Creek.

Recognition of Clark Duellman for his work as general counsel - Alan Stanley

Review of voting for new Board members – Preliminary results show Alan Stanley and David Barnette receiving the highest number of votes. These numbers will be confirmed and announced in the next week or two. Andrea Summerhays

Questions and Discussion from homeowners:

- Question about improvement of internet upload speeds. Joe Buchanan is working with Century Link as mentioned above and will have information sent to homeowners soon.
- Discussion on use of reserve funds. Need to make sure the fund is growing each year and not all of the reserve funds are spent on reserve expenses.
- Staining of railings includes decks.
- Bus stop in front of building 14 has community members parking there. Parking and bus stop is planned in commercial core. P2P will monitor and issue warnings if we see this area or others used for parking while skiing.
- Discussion about the new CCR's committee. Any homeowner who would like minutes of the meetings email Eileen Hallquist - emhallquist@gmail.com. The Board will provide updates to owners when they are ready for owner review.
- Discussion of fire suppression budget increase and cost of glycol. Kyler indicated that in the future glycol will be replaced, but he has not received information on what the replacement will be, but it may be higher in cost, so the HOA will need to budget accordingly.
- If there are issues with noise after hours, please contact the sheriff and also notify Peak 2 Peak so it can be addressed with warnings or citations.
- Discussion about the new contract with Centurylink for internet.
- The heavy equipment on the parcel to the right of the entrance to Moose Hollow will be cleared this spring. Per John, this is equipment the CFOV hired to construct the trail along Wolf Creek Dr.
- Discussion of options for a Facebook page or owner's forum on the website. Per Brandi, there is currently a facebook page, Moose Hollow HOA. Postings are private and not allowed by the general public. Please contact Management office if you would like something published on this page.
- Question on external doors and if they can be replaced with sliders. Will require Board approval. The Board is looking into which type of door is best for future replacement and getting cost estimates before presenting to homeowners.
- Questions on care of trex decks and dimming outside lights at night.
- Recycling bins will be added when smaller containers and a good location for them are available.

Alan Stanley – thank you all for coming. Meeting adjourned at 6:44 pm.

Respectfully,
Andrea Summerhays
Peak 2 Peak Management Company