

**Moose Hollow Homeowner's Association
2021 Annual Meeting Minutes
March 20, 2021 5pm – Virtual Call**

Those in attendance by phone using Zoom virtual meeting:

Kyler Lewis	Jan Soderquist	Richard Mayzel
Taylor Dunn	Derek Sims	Jim Freuck
Brandi Lierd	Tracey Frescino	Gary & Sharon Meiser
Mick Lierd	Al & Leslie Kantra	Jamie Wilhelm
Dylan Lierd	Henry Osti	Sam Billin
Joanne Torres	Diane Gardiner	Jim Sherwood
Alan Stanley	Steven Young	Megan Kellems
Bobbi Stanley	Charlie	Debbie Bates
Joe Buchanan	Sharon Holmstrom	Jeff Palmer
John Lewis	Dave Walker	Dirk Davis
Grant Ley	Penny Yonan Padgett	Jeremy Reynolds
Kenneth Cutler	Tucker Nance	Daniel Oswald
Robin Marcus	David Butterfield	Doug Hillmuth
Dan & Britt McCarthy	Spencer & Cassie Brugger	Kimberly Soderquist Harris
Greg Smith	Rebecca Criddle	Christie Birdwell
April Durso	Darcey Krogue	Gregory Smith
Graham Rushall	Sharman Tueller	Karen Reynolds
Carla & Ronan Hirshorn	Terence McMahon	

WELCOME- Alan Stanley

I want to thank and recognize the board for their hard work and Peak 2 Peak Management. In order to avoid a lot of talk and confusion, everyone will be muted. Submit questions through chat. No duplicate questions please, so we can get through this more efficiently.

On behalf of the Board of Directors I wanted to take this opportunity to discuss with you the "state of Moose Hollow" for the past year as well as looking forward to what everyone hopes will be a much better 2021.

AMENITIES

As everyone is aware, the Board decided after the start of the pandemic that the pool, hot tubs and the fitness center in the clubhouse would remain closed until Weber County "goes green". Utah's reported Covid cases are slowly coming down and we are hopeful that we will be able to open the fitness center and both hot tubs in the near future, as well as the pool on Memorial Day (as we normally have in the past) at the end of May.

I am happy to announce that there will be no dues increase for 2021.

REPLACEMENT OF ENTRY DOORS – SPECIAL ASSESSMENT IN 2021

The Board has decided to replace all 42 exterior doors in the condos. The Moose Hollow community is advertised as a luxury condominium development. The first impression of MH to visitors (ie owners and renters) is made when opening the front doors to each building. Our existing front doors need to be replaced. The best option for doors is an upgraded commercial style door designed for considerable use. We realize a special assessment was issued in 2020 to increase the reserve account, but in order to pay for the new entry doors and not deplete our reserves, a special assessment used strictly for the entry door replacement is needed. We want to make this payment as convenient as possible for Homeowners, so you will have an option of making a one-time payment or 3 payments over a 3-month period, commencing on June 1, 2021. This project is estimated to cost \$168,000 which would leave each unit owing approximately \$780. Multiple bids were received prior/subsequent to this meeting in hopes of lowering the special assessment.

INSURANCE

In order to help minimize the HOA insurance expense, and hopefully improve our loss ratios, the HOA deductible is increasing from \$25,000 to \$50,000. Due to this change in the HOA deductible, homeowners will be required to increase the amount of their unit's HO6 Dwelling insurance coverage in the event of water leaks or other damages to their individual units from not less than \$25,000 to not less than \$50,000. The cost of this increase is minimal to each owner, but it will save the HOA on claims and water damages in the future. **Homeowners need to have their coverage increased by May 1, 2021.**

WATER LINES

The Board is going to require that all homeowners, if you haven't done so, replace all water lines inside your unit with steel braided tubing or non-burst lines (water lines to dishwashers, sinks, refrigerators and washers). Owners can undertake these needed improvements on their own or they can contact Peak 2 Peak Management Company for a list of plumbers who can assist with this upgrade. Switching to the steel braided lines will help reduce the chances of the water lines cracking or coming loose over time and flooding a unit, which has occurred in units in the past and caused considerable water damage.

APPROVAL OF THE 2020 ANNUAL MEETING MINUTES: Alan made a motion to approve the 2020 Annual Meeting Minutes. It was seconded by Grant Ley. Motion approved.

2020 MAINTENANCE RECAP – Kyler Lewis – Peak 2 Peak Management

Completed 2020 Projects

1. Building 11 Entryway 1/3 of done in 2020 2/3 done in February 2021
2. Building 4 Electrical Panel Repair
3. Trex Replacement Buildings Backs of 12 and 13
4. Painting:
 - a) MH Building 4 Siding
 - b) Cascades Buildings 3 and 4 siding
 - c) MH Railings Bldg 11
 - d) Cascades Buildings 7 and 8 Timbers

5. Lower Jacuzzi Pool Gate and Fencing Ordered, Needs to be installed
6. Sprinkler Main Line Replacement from Golf Course to MH Building 2
7. Camera System/Security Addition to Pool Area and Lower Jacuzzi
8. Dead Trees (prior to large windstorm) removed
9. Massive Windstorm: Trees, Shingles, Gutters, Fascia, and Soffit Repair
10. Entryway Carpet Replaced in MH Bldg 10 and others in Bldg 1 and 11
11. Christmas Lights Replaced Around Clubhouse and Office
12. Xeriscape Between Moose Hollow Bldg 5 and 6
13. Upper Half of Secondary Main Line replaced
14. Security Panels (fire Suppression) Replaced due to Power Surge
15. Extensive Log Maintenance (dry summer)
16. Snow storm count 2020: 20 storms (23 less than 2019)
17. Annual Rain Gutters and Downspouts Cleaned Out
18. Annual Window Washing around property
19. Annual Fire Riser inspections
20. Annual Backflow inspections

Moose Hollow 2021 Tentative Projects

1. Smart Switches for MH Entryway Lights
2. Resurface Hot Tubs/Kiddie Pool
3. Install lower Jacuzzi Fencing and Gate
4. Window Entry Replacement
5. Cascades Bldg 8 Roof
6. Lower Half of Secondary Main Line to be replaced
7. Log Pole Caps
8. Carpet Replacement: 6 entryways
9. Heat Tape Replacement: C406, C503 and others TBD
10. 711 Back Patio Replacement
11. Concrete Work on Moose Hollow Entrances
12. C503 Back Patio replacement
13. Moose Hollow Bldg 8 West End Entry Sealing
14. Bldg 4 Entries
15. Painting – MH 12, 13 back doors, Casc North Facing Garage Doors

REVIEW OF FINANCIALS - Brandi Lierd - Peak 2 Peak Management

Brandi reviewed 2020 budget vs actuals, the 2020 Balance Sheet, Reserve Analysis and the 2021 Budget.

Accounts that were over budget included building maintenance, log/deck rail maintenance and landscaping. Accounts that were under budget included gas and electric, snow removal and pool/spa maintenance. The 2021 Budget will be the same as 2020 except a lower snow removal expense and a higher trash expense.

Reserve Analysis was also reviewed. 2020 Expenses and the 2021 planned expenses per the Reserve Study. The 2021 expenses include trex decks buildings 12-14, Main sprinkler repair on Fox Run, Cascade 8 new roof. Reserve balance increased \$102,000 with the Special Assessment.

COMMUNITY UPDATE - John Lewis

This has been a strange past year- weddings, events and the restaurant at the resort were struggling, but golf was up 300%. Our plan now is to come back to life as quickly and safely as possible. As Covid conditions get under control, we will start to offer public events again this summer. The events will mainly begin mid-summer. Real estate has been booming, it's been a very good year for sales, but unfortunately we haven't had a lot of inventory.

It has been 22 years since the first building in Moose Hollow was built, we will continue to stay on top of things and spread cost across all owners to be fair. Peak 2 Peak Management and Kyler always do their best, we thank them for all their help. Thank you for hard work and keep it up.

CLOSING REMARKS - Alan Stanley

Board thanks Peak 2 Peak and asks for everybody's help and cooperation.

Thank you, this is not an easy job and we appreciate all of your input. John thanked Alan for an amazing job.

At 6:51p.m. Joe Buchanan made a motion to adjourn. Grant Ley seconded. Motion to adjourn passed.

Respectfully,
Taylar Dunn
Peak 2 Peak Management Company