

Moose Hollow Homeowner's Association
2025 Annual Meeting Minutes
March 7, 2025 – 5:30pm
Via Zoom and
In-person Moose Hollow Clubhouse

Those in attendance or by Zoom Call:

Board Members:

Joe Buchanan, Manuel Prieto, Taylor Collings, David Butterfield (zoom)

Peak2Peak Management:

Brandi Lierd, Kyler Lewis, Mick Lierd, Colette Mcquown

Al & Joan Morena, Tucker & Stevie Nance, Katie Reynolds, Emily Glueck, Thomas Matthews, Tess Kennedy, Lew Feldman, Carol Chaplin, Al Kantra, Scott & Angela Lathroum, Chele & Travis Buechner, Christi Dant, Ulric Wong & Linh Ngu, Cathleen Buckley, Tony Aufiero, Matt Sharock, Garrett Gomez, Spencer & Cassandra Brugger, John Carver, Caleb Conradi, Chris Reid, Nathan Smith, Andy Baumann, Mark Soderquist, Michael Harris, Karen Mainzer, Jeff Palmer, Shaun Woodruff, Steve Einfeldt, David Holmstorm

Opening Remarks – Joe Buchanan

Important topics I would like to discuss include water and sewer increase and the HOA's insurance Deductible. Wolf Creek Water & Sewer rates increased January 1st. Cascade homeowners will pay directly, and condo owners will see the increase on their monthly HOA billing.

Please make note that the HOA Insurance Deductible is \$50,000. This is the amount you as an owner, will be responsible to pay. If you do not have insurance coverage for the \$50,000, you will need to pay this out of pocket. The HOA insurance will be responsible to pay for all costs that are above the \$50,000 deductible.

Bayweb thermostats were installed around 2011. They were installed so the owner and the HOA management company can monitor units and see if the heat is off and units have a chance of freezing and pipes bursting. This is very important for insurance companies, since the HOA is demonstrating preventative maintenance against water issues. The concern we have with the Nest Thermostats and newer options is they do not communicate with the HOA management company, so they are not notified of temperature changes. For this reason, we are asking that you do not replace the Bayweb thermostats and please call Kyler on the maintenance line for help operating your Bayweb thermostat and the app for your phone.

Financials: 2024 Budget vs Actual Report, 2025 Budget– Brandi

Review of the 2024 Budget vs Actual Report, 2024 Balance Sheet, Reserve Analysis and the 2025 Budget. The Reinvestment income from units sold in 2024 was \$72,063 for 25 units sold. Special Assessment balance 2024 is \$338,000 and will roll-over into 2025.

Accounts Receivable looks great, there are only a couple owners over 30 days past due, but less than 90 days. Thank you, homeowners, for keeping dues current.

2025 Budget, no increase on HOA dues is needed at this time. We will have the two remaining billings for the Railing Special Assessment, each will be \$1,500, billed in June and Sept of 2025.

Expenses were budgeted based on 2024 actuals and approximate increases. The Insurance Deductible was moved from the operating budget to an accrued liability showing on the Balance Sheet. The \$50k is set aside in the reserve

account and will only be used towards paying for damages up to the deductible then insurance would pay for the remaining costs.

We were notified late December that Wolf Creek Water & Sewer was increasing their fees \$12 per unit, (\$7 for culinary water and \$5 for sewer). This is retroactive to January 1, 2025. Cascade owners will pay this directly to the water company. The condo owners will be billed on the monthly HOA statement.

Reserve Study – Manuel Prieto

Please review the study which is posted on the Moose Hollow website. This study is required by the Utah Condo Law and must be done every 6 years. It provides useful information for listing a timeline for large projects to be completed and an approximate cost, so the HOA has a suggested balance to have available in Reserves for these projects. The Board plans to review and discuss after we get through the railing project.

Maintenance Items and Update on Metal Railings – Kyler

1. Annual fire riser inspection and material replacement
2. Annual backflow inspection and repairs
3. Chandelier and entryway bulbs were replaced where needed in the condos
4. Multiple Siding repairs
5. Asphalt replaced in worst sections of Cascades, Bldg 12, Huntsman Path stop sign and others
6. Office furnace replaced
7. C406 Foundation Repair
8. C301/C302 Slab/Foundation sealing
9. C106/C206 Porch sealing
10. Carpet replaced in four entryways in Bldg 5 and 7 (only 8 entryways remain)
11. Cascades Bldg 1 roof replaced and new heat cable installed
12. Four sprinkler repairs before the pressure spike from Wolf Creek Water in July, eight repairs afterward. Five to ten is normal for a year, typically dripping sprinklers
13. Two main fire main connection points were repaired after pressure spike, Wolf Creek Water repaired a third one at that time.

Railing Replacement Update:

1. All four foot bridges replaced with aluminum prefab railing
2. All but 6 posts "capped" to prevent future damage
3. Bldg 6 railings completed
4. Bldg 5, 1 and 2 railings scheduled to be completed throughout Winter

Projected Projects 2025

1. Asphalt repair in parts of Cascades and as needed
2. Railing Project
3. Roof Replacement: MH Bldg 2,3 and Cascades Bldg 2
4. Rock work Bldgs 3,7 and 8 and other smaller areas
5. Log Painting (after railings are up) on 2-3 buildings
6. Pool Cover Replacement
7. Kiddie Pool - Tile replacement

Election Results – Taylor

The homeowners who were elected to the two open board positions are Christi Dant and David Butterfield. Taylor Collings announced he is resigning from the Board effective tonight, since he is selling his unit. Since Manuel Prieto had the next highest votes, Manuel will take Taylor Collings place on the board for the remainder of his term.

Homeowner Forum

Do we have any information on the area power outages?

Not specifically from Rocky Mtn Power, homeowner suggest installing a surge protector.

Any information on Fire Suppression leaks?

We have talked about installing additional valves, some of the problem is surging water pressure which has caused issues with our sprinkler lines and irrigation lines.

There is no easy way other than tearing out sheetrock and repairing piping, these options would be very expensive but let's discuss solutions.

It is suggested that if you are not occupying full time please hire a property manager to check your units on a weekly basis.

Installing electric vehicle chargers?

Suggested this is something that we should address and suggests homeowners get involved and forward any information.

Meeting Adjourn 6:29pm

Respectfully,

Colette Mcquown

Peak2Peak Management