

**Moose Hollow Homeowner's Association
2023 Annual Meeting Minutes
March 25, 2023 – 5pm
Zoom and In-person
Moose Hollow Clubhouse**

Those in attendance or by Zoom Call:

Board: Alan Stanley, Joe Buchanan, Manuel Prieto, Babette Hansen (phone), Taylor Collings (phone)

P2P Management: Brandi Lierd, Mick Lierd, Dylan Lierd, Kyler Lewis, Colette McQuown

James Freuck	Kim Calderwood	Patrick James
Wayne Taubken	Penny Padgett	Richard Mayzel
Tess Kennedy	Susie Wampler	Joseph Pulley
David Goley	Michael Bosworth	LuAnn Bradford
Bobbi Stanley	Michael & Kimberly Harris	Mark Schweppe
Emily Glueck	Joab Parker	David Butterfield
Todd & Nicole Taft	Michael Paves	Diane Pulley
Dave & Sharon Holmstrom	Gary & Sharon Meiser	
Shaun Woodruff	Cassie Brugger	
Allison & Matt Larson	Heather Lowe	
James Flinders	Eileen Hallquist	
Tucker Nance	Graham Rushall	
Janet Wampler	Steve Einfeldt	

Open Remarks – Alan Stanley

1. On behalf of the Board of Directors I want to welcome you to the annual meeting of the Moose Hollow HOA. This is the first in person annual meeting we have had since 2019. I also want to congratulate Joe Buchanan, Taylor Collings, and Babette Hansen who were re-elected to three year terms on the Board.
2. During 2022 we completed the replacement of all exterior doors in the condos. Not only do the new doors improve the exterior appearance of the Moose Hollow condos, but hopefully the new doors will last for many years.
3. Financially, the Board is making a very important concerted effort to increase our Reserves. As has been discussed in the past, the oldest MH buildings are now more than 20 years old. Within the next ten years the roofs on the oldest buildings will probably, start needing to be replaced. By increasing our reserves, we will be in a stronger financial position to bear these costs.
4. As will be discussed by Kyler in his annual report notable completed projects which have

been completed during 2022 include the replacement of the entry carpet in 4 condo buildings, replacement of approximately 75 deck railings and 12 main posts in the condos, upgrading fire alarm panels to 5G, replacement of the Lower Jacuzzi heater, the main Jacuzzi has been resurfaced, retiled and sealed, the replacement of several patios in the Cascades and the removal of several large dying trees. In addition, 2022 saw the completion of all the MH deck floors replaced with Treks.

5. Finally, a committee homeowners has been created to make recommendations for the replacement of all the log spindles in the condos. I am forward to seeing many of our homeowners in person at the annual meeting!

2. Approval of 2022 Annual minutes – Alan Stanley

Joe Buchanan made a motion to approve the 2022 Annual Meeting minutes, it was seconded by Bobby Stanley.

3. Election Results – Alan Stanley

Alan, there were no nominations for the three open board positions so the current board members nominated themselves for another 3-yr term, Joseph Buchanan, Babette Hansen and Taylor Collings will continue to serve by acclamation. We continually encourage owners to get involved.

4. Financials – Brandi Lierd

Brandi reviewed 2022 budget vs actuals, Balance Sheet, Reserve Analysis and the 2023 Budget. Income stayed on budget, \$14,000 income from units being sold last year and went into reserves, this is now common practice is now doing this so hopefully with this additional income it will build operating and reserve income.

Utilities over budget approximately 20% due to the increase in utility costs. Water and irrigation in budget.

Expenses were over budget by \$27,000. The unused \$50k insurance deductible helped to cover this overage.

2023 Budget – Utilities were increased based on the 2022 actual costs and to account for the 20% increase in cleaning, 10% increase in management fees, pool and chemical fees, maintenance labor and projected snow removal costs.

5. Maintenance Items – Alan Stanley/Kyler Lewis

Notable Annuals:

- 1) Fire Suppression Systems checked and properly adjusted

- 2) Backflow systems around property inspected and repaired where needed
- 3) 4 seasonal applications of pest control and bait boxes filled
- 4) Rain Gutter cleanout
- 5) Entry Carpets Cleaned in Spring
- 6) Exterior of Windows cleaned around property
- 7) Yearly aeration and fertilization of turf around property
- 8) Pool and Kiddie Pool Startup and Winterization
- 9) Sprinkler startup and Winterization

Notable Completed Projects:

- 1) Replaced Pressure Relief Valves and added catch containers to alleviate potential leaks and catch excess Glycerin
- 2) Entry carpet replaced in 301-304, 305-308, 1209-1212, 1301-1304
- 3) Re-routed power to Cascade Entry Lights
- 4) 609-612 added concrete footer to support entry landing
- 5) Repaired stucco from golf ball damage on mainly Cascades Building 2 and 4, over 120 damaged points
- 6) Several areas in Cascades asphalt replaced as well as area in front of Building 12
- 7) C503 and C302 Patios replaced
- 8) One treadmill in fitness room replaced
- 9) 100 cubic yards of landscape bark replaced around the property
- 10) Cascade Clubhouse Timbers stained
- 11) Logs and railings painted on Bldg 9
- 12) Front of Building 12 and 13 deck doors painted
- 13) Pool tile replaced around interior perimeter as well as deck indicator tiles as well as end cap replaced

- 14) Main Jacuzzi resurfaced/retilled and sealed
- 15) Lower Jacuzzi heater replaced
- 16) Fire alarm panels upgraded to 5G panels
- 17) C404 garage cap seal and foundation drain for C404 and C406 added
- 18) Several large and dying trees including large cottonwood in pool area removed
- 19) Approximately 75 deck railings custom built and replaced as well as approximately 12 main posts replaced

2023 Planned maintenance projects requiring warmer weather or snowpack melt

- 1) Foundation and garage cap seals for 4 Cascade units
- 2) Roof/Stucco junctions for 3 Cascade units with leaks
- 3) Asphalt Repair around property. Record breaking winter has left a lot to be replaced and repaired
- 4) Approximately 4 large deck support logs and about 8 deck railings are ready to repair once the snowpack allows for it. We will continue to process these as usual and we would like homeowners to know if they have an issue we need to address
- 5) Heat tape on a handful of Cascades units to be replaced as well as 6 areas on condo buildings needing new heat tape
- 6) The HOA will be running power to the soffit of the back of Building 14 for heat tape.

6. Maintenance & Replacement of Log Rails Update- Kyler Lewis

Joe Buchanan discussed the \$80,000 expense in log maintenance in 2022 as well as in previous years. A railing committee was set up after the last annual meeting to present solutions to the board that can be submitted to the homeowners.

Manuel Prieto, who is on the log replacement committee, stated they are looking into replacing the logs rails with metal and possibly the main support logs with the same wood beams that the cascades has for their decks. Once the committee has a proposal, it will be submitted to the board to review and homeowners will be notified.

7. Homeowners Forum

Alan Stanley addressed ZOOM questions. First homeowner question is regarding the possibility of building a dog park. Alan stated there is not a location for a dog park, no other owner or board comments.

The next question – Can additional mailboxes will be installed. Alan stated that the HOA looked into this and was told there were additional boxes available in the Cascades and for homeowners looking for a box to check with the Eden post office. The HOA will also look into a location that would work for another bank of mailboxes near the current set in front of building 12.

Homeowner question regarding snow removal of machinery parked at building 14. There is not another location that will work and having the equipment parked saves the HOA money and time, since the snow removal company doesn't need to transport the front loader when snow needs to be hauled out of the parking areas. They will discuss with the snow removal company and make sure equipment is moved as soon as it is no longer needed. Manual Prieto responds that there are materials and equipment stored in the Cascades as well, but there is no other place to put it.

Homeowner mentions she is located right across from the pool and that between short term rentals and overflow parking what is the future plan for Weber County or the HOA to enforce the rules, are owners required to have a checklist if they rent their property? Many people using the amenities don't appear to be staying on property but are using the facilities.

Brandi Lierd, we will send out notice to all homeowners once Weber County posts the final ordinance, so homeowners are aware of the new county rules and can also provide a copy to their rental management companies.

Homeowner asks why we are being charged additionally for trash charge?

Kyler Lewis - the overage charges are mostly overfilled cans. P2P will remind homeowners to please flatten boxes and if the dumpster is full to use another dumpster.

It is asked if there is any prep in place for flooding?

Kyler Lewis - They are currently monitoring the grounds and will notify homeowners when if there are any areas with issues. He would appreciate homeowners also watching and alerting us if they see potential flooding areas.

It is asked about vehicles that don't move for months. Kyler Lewis responds that it is included in the Rules & Regs homeowners can park extended time if the vehicle is registered.

It is suggested that either maintain or get rid of items in the Fitness center that no longer work. Brandi Lierd explains that most items of equipment was donated from homeowners and not commercial grade, so if they are no longer working, we will have the equipment removed.

Joe Buchanan reminds homeowners regarding passing the rules on the ring doorbells, if you want to do this check with Kyler before installing.

Manual Prieto asks if we can get notification for window washing. Kyler said they come the end of July or first of August and we will try to notify everyone before they begin

Closing Remarks – Alan Stanley

Thank you for joining us

At 6:54pm Janet Wampler made the motion to adjourn, Joe Buchanan seconded, motion passed to adjourn

Respectfully,
Colette McQuown
Peak2Peak Management