

**Moose Hollow Homeowners Association**  
**2026 Annual Meeting Minutes**  
**February 7<sup>th</sup>, 2026 5:00pm MST**  
**In-Person Clubhouse & Via ZOOM**

Attendees:

Board:

Joe Buchanan

Christi Dant

Manuel Prieto

David Butterfield

Babette Hansen

Peak2Peak Management:

Brandi Lierd

Mick Lierd

Colette Mcquown

Kyler Lewis

Homeowners:

Mike Dant, Linda & Ted Dean, Emily Glueck, Gary Franke, Tucker & Stevie Nance, Diane Pulley, Carolyn & Stan Owens, Kory Holdaway & Sharon Scott, Sue Gingrich, Tom Swartz, Al Kantra, Karen Mayzel, Jeff Newhook, Linh Ngu & b Ulric Wong, Thomas & Kris Mathews, Ron Rubin, Carol Dalton, Christie Birdwell, Andrea Opple, Richard & Lori Hollis, Jeff Palmer, Jean Healy, Shaun Woodruff, Tracie McCormick, Max King & Kallie Glanz, Jason Coberly

Welcome – Joe Buchanan

Approval of the 2025 Annual Meeting Minutes - Joe Motioned to approve, David Butterfield 2<sup>nd</sup>

Recap:

The annual meeting of Moose Hollow HOA covered financial updates, maintenance projects, and upcoming priorities. The board reviewed 2025 operating and reserve budgets, noting a 5.6% operating increase and a 170% reserve increase to address aging infrastructure. Key maintenance accomplishments included roof replacements, railing installations, and asphalt repairs, with three buildings targeted for new roofs in 2026. The board discussed concerns

about water system issues involving the Wolf Creek Water District's \$25 monthly assessment for a legal defense fund. Homeowners were reminded to report maintenance needs through the online portal and consult the board before installing new HVAC systems. The conversation ended with the election of two new board members and updates on irrigation restrictions due to drought conditions.

#### Next steps

- Complete remaining railing replacements on buildings 9, 10, and 11, including entryways, and address any needed rock, siding, and board repairs/touch-ups as weather allows.
- Coordinate with contractor to inspect and complete all warranty and aesthetic touch-up work on new railings before final payment is made.
- Test metal caps for support logs and, if successful, implement capping program for remaining logs as budget allows.
- Prioritize and schedule asphalt repairs (including crack seal/seal coat if budget permits) and roof replacements (three buildings per year), as well as siding and painting for the worst-affected buildings, using increased reserve funds.
- Replace kiddie pool tile and address pool furniture replacement as budget allows.
- Contact with water company to investigate the possibility and cost of scoping main water lines for proactive maintenance and to plan for future pipe issues.
- Report maintenance concerns, complaints, or observations (especially regarding siding, paint, or other exterior issues) through the maintenance portal or directly to management for follow-up.
- Remove old/dead landscaping (e.g., flowers/plants) as requested by homeowners via work order.
- All Homeowners: Consult with the board or property management before replacing HVAC/air conditioning units or other external systems to ensure compliance with HOA rules.
- Continue annual backflow inspections, fire suppression system checks, window cleaning, and rain gutter cleaning as scheduled.
- Continue to phase in replacement of support logs and budget for ongoing annual replacements.
- Consider and plan for reduction in irrigated acreage and possible transition to xeriscape in response to water supply issues and increased water costs.

## **Development Infrastructure and Financial Updates**

The annual meeting discussed the development's aging infrastructure and financial challenges. Joe Buchanan reported that maintenance needs are increasing, including roof replacements and balcony repairs. The board approved a 5.6% increase in the operating budget and a significant increase in reserve funds to address ongoing maintenance issues. The meeting also covered insurance requirements, emphasizing the importance of maintaining adequate coverage that covers the amount of the deductible on the HOA master policy.

## **Heat Pump Installation Approval Policy**

The board discussed concerns about heat pump installations, emphasizing that any exterior HVAC unit replacements require prior board approval due to potential noise impacts on neighbors. Kyler explained that while heat pumps are more efficient, they are larger and run year-round, which could disrupt residents' quiet enjoyment of their units. The board approved last year's annual meeting minutes and discussed upcoming financial matters, including a planned dues increase to address needed repairs in the aging development.

## **2025 Budget and Reserve Review**

Brandi presented the 2025 budget versus actuals review, noting that income was as budgeted except for reinvestment fee income of \$45,648 from 15 units sold. Expenses were generally close to budget, with notable items including a \$58,318 water sprinkler damage repair due to a main water break, and savings in various areas such as utilities, landscaping, and security alarms. The balance sheet showed total assets of \$811,000, with accounts receivable as a credit of \$26,000 due to prepayments, and CD interest rates around 3.8-4.1%. The reserve analysis indicated \$647,054 in reserves between cash and CD accounts, with proposed 2026 expenses totaling \$393,718.

## **2026 Budget and Water Issues**

The board discussed the 2026 budget, which includes an increase in operating dues to \$18 per month starting in March. They reviewed reserve fund allocations and addressed recent water leaks in the Cascades 2 courtyard. The board also considered the possibility of asking the water company scope the underground pipes to prevent future leaks, acknowledging the unique challenges posed by the local clay soil.

## **Reserve Fund and Maintenance Planning**

The board discussed the financial breakdown of monthly dues, highlighting key expenses like building maintenance, cleaning, and water costs. They explained the decision to increase reserves to mitigate future special assessments, emphasizing their commitment to protecting

homeowners' investments and prioritizing safety. The group also addressed ongoing painting and siding replacement needs, with Mick noting that while cedar siding has a limited lifespan, replacing it with Hardy Board could be costly and still require regular painting.

### **HOA Fee Trends and Reserves**

The board reviewed historical HOA fee trends, with homeowner Mike Dant presenting an analysis showing a 2.2% annual increase in operating costs since 2017, though special assessments were not included in this calculation. The board discussed the need to address maintenance and replacement needs, with particular focus on roof replacements that began two years earlier than anticipated. The analysis revealed that while the HOA has maintained a reserve balance above \$600,000, the board acknowledged that current fee increases may not be sustainable long-term, especially given the age of the buildings and accelerating maintenance needs.

### **Moose Hollow 2025 Maintenance Review**

The meeting focused on reviewing completed and projected maintenance projects for Moose Hollow's properties in 2025. Kyler outlined various completed projects, including annual backflow inspections, fire suppression system refills, entry sign replacements, and roof replacements, while also discussing ongoing railing replacement work in buildings 9, 10, and 11. The team reviewed projected future projects, including asphalt repairs, roof replacements, siding repairs, and pool improvements, with the increased dues allowing for more extensive work than in previous years.

#### Moose Hollow 2025 Completed Projects – Kyler Lewis

1. Annual Backflow Inspection and Repairs
2. Annual Fire Suppression and Content Refill
3. New Moose Hollow Condo Entry Signs Replaced
4. New Entryway lighting systems for Buildings 11 and 14
5. Roof Replacements and new heat tape for Cascades Building 2 and MH Building 2
6. Asphalt Replacement in South end of Cascades and multiple other areas
7. Replaced 7 support logs throughout the community
8. Window Replacement Bldg 5 (Bird damage)
9. Cascades Playhouse Removal
10. Cascades 102 Exterior Wall Repair and Window Replacement
11. Rock Repair – Buildings 2,5,6,7 and 8 as well as other areas
12. Siding Repair – multiple areas
13. Entryway Carpet Replacement – (705-708, 801-804, 905-908, 1309-1312)
14. Annual Window Cleaning
15. Annual Rain Gutters Cleared

#### Railing Replacement Update

1. Buildings 11-14 complete (with several items under warranty and

repair/adjustments to be completed)

2. Buildings 9,10 and 11 are currently in progress. Majority of work should be completed by mid-February. The remainder will take place in the Spring or as weather allows

#### Projected Projects 2026

1. Asphalt repair – sections of Cascades as well as other areas and repair
2. Crack seal and Seal Coat throughout the property
3. Roof Replacement – MH Building 3 and 4, Cascades Building 3
4. Siding and Rock repair throughout property
5. Building Painting on 3 to 4 buildings
6. Pool cover replacement – Moved forward from 2025
7. Kiddie Pool – Tile Replacement – moved forward from 2025
8. Pool Furniture replacement

#### **Property Maintenance and Improvement Plans**

The meeting focused on property maintenance and improvements, with discussions about door repairs, game room renovations, and artwork donations. Kyler and Tucker agreed to analyze aesthetic improvements and hold contractors accountable for quality work, with payment contingent on satisfactory results. They encouraged homeowners to report any concerns, particularly regarding siding and internal sprinkler heads in units.

#### **Water District Assessment and Conservation**

The board discussed several key issues, including the need to check with the management company before replacing aging HVAC units. The board discussed a \$25 per unit legal defense charge from the water company. The board noted that they had already reduced irrigation water usage during last year's drought, and may need to implement further water conservation measures given the current low snowpack.

Christi Dant made a motion to adjourn, Manuel Prieto seconded.

Meeting adjourned 6:40pm MST

2026 Board Positions

Joe Buchanan – President

Manuel Prieto – Vice President

Christi Dant Secretary/Treasurer

David Butterfield – Board Member

Tucker Nance – Board Member