

**2019 Annual Meeting**  
**The Ridge Townhomes HOA**  
**March 7, 2019 in the Moose Hollow Clubhouse**

Meeting called to order at 5:03 pm by John Lewis - Wolf Creek Resort

**Those in Attendance:**

Peak 2 Peak Management - Brandi Lierd, Andrea Summerhays, Kyler Lewis

Wolf Creek Resort - John Lewis, Jeff Scadden

Homeowners Present - Tim and Carleen Hayes (301)

Homeowners Attending by Phone – Linda Rogers (504), Gary and Jackie Roeder (103), Bill Lofft (402)

**Financial Report – Brandi Lierd**

Income was under budget due to buildings 5 & 6 not being finished.

Budget costs came in under due mainly to buildings not being finished.

Electric was over budget due to heat tape, sprinkler timers, fire alarms, heaters in fire riser rooms.

Snow removal budget increased, other items increased due to new buildings being finished.

**Rules and Regulations – Andrea Summerhays**

Review of current Rules and Regulations.

**Community and Construction Update – John Lewis**

Pool and jacuzzi is set to be up and running by July.

Heat Tape for buildings 4 and up have common meter. Buildings 1-3 will have common meter installed this summer. Lewis Homes is paying for cost of heat tape until meters are installed.

Some homeowners have brought up the issue of hearing the neighbors next door. The building plans were followed over and above to try to include sound insulation. Going forward in new buildings, the studs are staggered which helps. For existing units, there is a sound board called Silent Effects and another sound insulating produce called Green Glue. It was installed after construction on one unit and it worked very well. This was done for under \$3000. If anyone is interested in having this done, contact John.

Paving and finishing the trail from Wolf Creek to Maverik will be completed this summer. Wolf Creek donated \$50k and this was matched by the county in order to complete the trail.

The new pro shop and restaurant was a project that was not planned but is now a great accomplishment. This year we will start on approvals on commercial core. The golf course is doing well and membership has increased. The Retreat lots are sold out. The Ridge construction and sales are continuing. There are 2 units left to sell in building 7 which is scheduled to be done mid to late summer. The Bridges phase one has 13 of 14 homes under construction with 4 models open.

John has been involved with the water company to help set plans build a reservoir. There was a parcel of property that was needed to make that happen and the purchase was completed this past year. The Bridges landscaping will be mostly zero scape which will cut average water use in half.

### Homeowners Forum

Gary and Jackie Roeder (103) asked about a common meter and is HOA responsibility for heat tape. How will it be decided to be turned on and off? There is a commercial system with a thermostat so it doesn't stay on if not needed. Is there another option for grills since they are not allowed on decks? It must be on concrete due to fire code. If there is a fire the HOA must enforce the code for insurance to be in effect. Electric grills are allowed on decks.

Bill Loft (402) asked why we need heat tape? Ice dams form from the snow and can cause water and roof damage and heat tape will keep those clear. Any plans for recycling? As a resort there is not a good solution for recycling. It may be in the commercial area but may need to be a community driven rather than resort driven. When will mailboxes be installed? Those are being worked on those for this summer plus added dumpsters as well. He has small cracks in his garage floor. Does something need to be done about that? That is part of Utah climate with it being wet and freezing over and over. Hairline cracks are common.

Tim Hayes (301) – Can trails in the resort areas have the weeds cut down to make the more usable? It needs to be sent to the HOA to be done regularly. Road was graded to the main road on the land below the Ridge is wired off. Can a walkway be made? There is a development south of the Ridge is in the works and the development put in a road but it must be fenced for his animals. A gate is an option.

We would like to create a board with a couple of homeowners as well as John and will start the process of an election for those positions.

Meeting adjourned at 5:50 pm.