

Moose Run HOA annual Meeting Dec 4th

The minutes from 2023 and proposed budget will be posted to the HOA site prior to the meeting. All members are encouraged to login into your account and update your profile information. If you are involved in the short term rental business please provide the appropriate contact information as required by the bylaws

Attendees: Stephen Shea, Christine Shea, Greg Esakoff, Brian Melcher, Joe Bevan, Dana Scranton, Rosco and Lindsay Halcrow, Zac Weinberg, Harriett Rogers, Benton Cantey

Agenda:

1. Approval of the minutes for the 2023 annual meeting

Steve asked attendees to review the notes and ask for any feedback and to remind people to update their contact info on the HOA set.

2. Whitefish Mountain Resort Update - Nick Polumbus

Nick was unable to join. There was a water main break in the Larch lot across Kandahar. The water ran over to Moose Run Drive and damaged the new paving on the road. Some repairs need to be done, however unable to do that during the winter. Some minor repairs will occur, and costs need to be covered by the Water company.

3. Financial report - 2025 Proposed Operating Budget - Randy Whitlock

Randy was not able to attend the meeting. Steve offered to the attendees for a subcommittee to be formed to work with Randy on the financials. Brian volunteered to join Steve Shea with a in person sit down review of the financials.

Q- Are we reviewing last years or current?

R- There are minor errors in the report, eg items that the HOA was paying for that the resort should have been. Need to review 24 holistically to ensure that we are setting up the right budget for 2025. There are some formatting items to clean up before they publish.

Q- why do we have a YTD budget and an annual budget

4. Old Business- does any one have an old business they want to address? N/A

5. Security Guard Update- WMR put out the security guard contract to bid, Grizzly did not win, however Talus our security guard service provider won the contract. Moose Run asked for a bid for increasing our scope of services to review plus response, now that they have the WMR contract. Steve asked if there was anyone opposed to getting the proposal.
Q: Will there be a decrease in parking violation fees as a result
R: Board is exploring the additional service due to the new relationship with WMR

6. Cell Tower Update- resort is working on putting a cell tower in below Hemlock lot. If there are issues, the board can take it up with the county. Greg Esakoff attending the meeting where this was concerned- asked about emissions to those closer to the tower. They would supply a report to the houses that are close to the tower- which are reportedly lower than the standards

7. Request that members use Bear Proof Trash Cans-doesnt want to make it a HOA issue, however note to encourage those that use Waste Management to request a bear proof trash can
8. Resort Tax Update- Steve Shea is on the WMR resort tax board. The tax will be on short term rental, lift tickets and food and beverage. We will have more revenue in the local community.
9. New Business- no new business
10. Other subjects as raised- NA
11. Election of Board Members- did not have a quorum to elect new members to the board. Current board members indicated willingness to serve another annual term.
12. Set date for 2025 Annual Meeting- agreed to set the date before opening day of WMR. Targeted for 4pm MST on Dec 10, 2025. Would like to be able to find a time for a social gathering of the neighbors. Steve will try and identify a time, place for a gathering

Adjournment- Any other topics people want to address? No other topics.

HOA Rules

These rules have been adopted by the Board of Directors pursuant to the authority set forth within the By-Laws and to promote the underlying policy of the Big Mountain Resort as provided within the Second Restated Declaration “ to keep and maintain Big Mountain Resort as a safe, attractive and desirable community,” and to maintain ‘good neighborly’ relationships between property owners and their guests.

1. Quiet hours are between 10:00 p.m. and 7:00 a.m. Owners and their guests shall keep outside noise down so as to not interfere with other Moose Run owners and guests right of quiet enjoyment at all times and shall keep noise down to a minimum during ‘quiet hours.’
2. No parking on Moose Run Drive or Moose Jaw Trail or within common areas; owners shall be responsible to see that they and their guests park within their own property boundaries or within an approved alternate parking area such as Whitefish Mountain parking lots approved for day and overnight guest parking.
3. Trash cans placed out for trash pickup shall not be placed out prior to the day of pick-up and shall be placed back within an enclosed non-visible area within 12 hours after pickup.
4. No discharge of firearms or fireworks within the Moose Run subdivision.
5. No public nudity or other offensive conduct affecting other Moose Run properties and their owners and guests.
6. No exterior construction activity commencing prior to 7:00 a.m.
7. Pets to be kept on leash in common areas and owners to ‘clean up’ after their pets as necessary.

8. In the event that the MRHOA incurs any costs or expenses arising from any activity requiring the use of a security service in connection with a disturbance of the peace, improper parking or any other rule violation, the property owner of the property causing the need for security shall be responsible for all related costs.

Upon receipt of the billing for any such action, a member may request a hearing before the Board by providing notice of a demand for the hearing within thirty days of the date of the billing. The hearing may be held via teleconference or other electronic means and the decision of the Board shall be final with any unpaid amount subject to collection action including the filing of a lien on the member's property.