

Minutes of the Regularly Scheduled Meeting of the Firelight Meadows Board of Directors

Firelight Meadows

8.14.2017

1. CALL TO ORDER

President Kari Gras called the meeting to order at 6:00 p.m.

2. ROLL CALL

a. Board Members Present

Kari Gras, President

Greg Hunt, Vice President

Annette Stone, Secretary (via WebEx)

Curt Wilson, Treasurer

Steve Cherne

Laura Gregory

Jeff Alger

b. Others Present

Jeff Malinowski, GM of Hammond Property Management

Dustin Long, Hammond Property Management

Katie Coleman, Hammond Property Management

Seanna Farrow, Hammond Property Management

Kristen Brown, Attorney

Mindy Cummings, Attorney

Karen Roberts (Firelight Owner Unit 319)

Matt Walker (Firelight Owner Unit D05)

Steve Miller (Firelight Owner Unit A19 via WebEx)

Gail Jasken (Firelight Owner Unit 361 via WebEx)

Dave Shappee (Firelight Owner Unit 329 via WebEx)

Virginia Hunt (Firelight Owner Unit 278)

Karen & Berry Robertson (Firelight Owners Unit 410 via WebEx)

Pat Krause (Firelight Owner Unit D12)

James Dolan (Firelight Owner Unit C10 via WebEx)

3. APPROVAL OF MINUTES

- a. July 20th, 2017 meeting minutes needed small adjustments and will be sent via email for board approval.
- b. Cherne motioned to accept the July 24th, 2017 workshop meeting minutes as presented, with correction to a Last name. Hunt seconded the motion. The minutes are approved.

4. NEXT BOD MEETING DATE

- a. The next BOD meeting was set to take place after the adjournment of the Annual Meeting on September 15th, 2017, around 9:30/10:00 p.m.

5. INTRODUCTIONS

- a. Mindy Cummings was introduced as the new Attorney for Firelight Meadows HOA. She will be taking over for Kristen Brown.
- b. Matt Walker, owner of Firelight D-05, was introduced at the meeting as a potential board member.

6. DECLARATION REWRITE OVERVIEW

- a. Cummings suggested those in attendance at August 15th's special meeting be given note cards to express opinions or questions about the proposed changes.
- b. Cherne expressed concerns to the board related to specific clauses in the declaration he thought to have improper or confusing wording and asked the board to consider. Cummings and Brown are aware and have communicated with Cherne.

7. MANAGERS REPORT

The managers report was received and accepted. Main points include:

- a. Multiple yards and trees were treated for a weevil infestation. Long recommended the board consider treating the entire campus and will get some bids from different companies for chemical treatment.
- b. Long is working on the street lights issue around campus, including the light by the compactor.
- c. Long continued to monitor the RV parking area. One trailer has been towed for parking illegally.

8. COMMUNICATIONS FROM OWNERS

- a. Travis Wangsgard of Beehive Property Management reported a parking violation that occurred at 2:00 am on August 14th. Vacation renters in Unit 397 planned to leave their unit for an early flight and were blocked in the garage by an illegally parked car associated with Unit 389. A tow truck would not tow for Beehive, nor was a sheriff on duty to authorize the towing. After board discussion, HPM and the board will need to clarify what HPM is obligated to do in this or future parking situations. A warning will be issued to the owners in violation, and a fine will be issued if this continues.
- b. New owners of Unit 276 put up a privacy fence, unaware they needed board approval. After observing a photo of the privacy wall, the board unanimously agreed it is approved. The owner was notified to request board approval for any future plans.
- c. Owners of FL 70 have utilized their visitor parking pass for personal long-term parking in guest parking space. If they continue to misuse the guest parking space, their visitor pass will be revoked and fines will incur.

OLD BUSINESS

9. ITEMS ALLOWED ON DECKS/PATIOS

Gras will talk with Cummings about specific verbiage related to deck storage for the governing documents.

10. REIMBURSEMENT– LIMITED COMMON ELEMENT

Wilson will work with Shanley on how to balance the over-under analysis of accounts. The Reimbursement for the new Condo lighting will not be due until fourth quarter.

11. BOARD TRAINING

Cummings, who is familiar with board trainings, is going to get Gras a quote for board training.

12. PARKING RULE ENFORCEMENT – EXPECTATIONS

Gras would like the board to consider realistic expectations for parking enforcement and the possibility of altering parking rules. There are changing factors to consider, such as how many people residing in a unit own a car and the continuous growth of the town and how it effects the campus.

NEW BUSINESS

13. COMMUNICATION TO OWNERS

- a. Coleman and Farrow asked for some direction concerning what is mailed to owners via snail-mail. HPM will mail the meeting agenda and appropriate reports, such as WebEx information. All other documents will be available to view online.
- b. The board discussed whether physical mailers should continue. At this time, those who wish to receive physical mail will continue to do so and continue to pay \$50 quarterly.

14. RFP FOR ACCOUNTING

Gras edited an RFP template and will reach out to Shanley for details. She will show this to the board for approval.

15. REMOVAL OF FLAGPOLES

- a. A motion to remove the flagpoles and associated electrical was made by Alger. Wilson seconded. All in favor.
- b. Dolan stated that this is a common element and removal needs to be voted on by the owners before a motion is carried. Gras stated she will look into the approval process.

16. CAMPUS WALK-THROUGH

On August 11th, 2017 Gras, Cherne, Long and Malinowski walked the firelight campus and composed a list of potential projects and improvements for the campus. The list was then prioritized by HPM as well as Gras and Cherne. Further clarification of the list was discussed during the meeting.

17. OTHER BUSINESS

- a. Wilson would like the board to come up with a way of communication to major vendors. In the event a single board member is putting undue pressure on a vendor, the vendor should be able to come to other board members.
- b. Up until this year, Wilson and Shanley had the newest version of QuickBooks and files shared from Shanley to Wilson were easily converted. Wilson asked that in the event he left as treasurer, can the association consider owning the same licensed version of QuickBooks as the accountant where the license would be relinquished to the next treasurer. This will be considered when the HOA decides on their accountant.
- c. Hunt suggested a transition to on-line voting. Cummings is researching different options.
- d. Gras spoke with Gale Force about trash management. To eliminate compactor issues, Gale suggested separating cardboard from trash. Stone is looking into the cost.

18. ADJOURN

- a. The meeting adjourned at 8:58 p.m.

SECRETARY'S CERTIFICATE

I certify that the foregoing is a true and correct copy of the minutes approved by the Board of Directors.



Annette Stone, Secretary

10.17.17

Date